Northwest Territories Legislative Assembly

TENTH ASSEMBLY

INTERIM REPORT OF THE SPECIAL COMMITTEE ON HOUSING

Co-Chairmen
Ludy Pudluk
Arnold McCallum

November 1984

Northwest Territories Legislative Assembly / Special Committee on Housing

November, 1984

HONOURABLE DONALD STEWART
SPEAKER
LEGISLATIVE ASSEMBLY OF THE N.W.T.

Sir:

It is our privilege to submit to you the Interim Report of the Special Committee on Housing.

Arnold McCallum
Co-Chairman

Ludy Pudluk
Co-Chairman

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NORTHWEST TERRITORIES

MOTION 19-84 (1)

Special Committee on Housing

WHEREAS the provision of Housing is a high priority with many people in the Northwest Territories;

AND WHEREAS it appears that the needs of communities are not being met by the N.W.T. Housing Corporation;

AND WHEREAS the N.W.T. Housing Corporation was formed in 1972 and it now appears time for a review as to the effectiveness of the present Housing Corporation;

NOW, THEREFORE I move, seconded by the Honourable Member for Tu Nedhe, Mrs. Lawrence, that according to Rule 87(1), that a Special Committee of this Assembly be established to be named the Special Committee on Housing;

AND FURTHER, that notwithstanding Rule 87(2) that the Special Committee on Housing consist of three Members from the East and three Members from the West;

AND FURTHERMORE, that the Special Committee be mandated to review the operation of the N.W.T. Housing Corporation and report with recommendations to this Assembly at the Fall Session.

Date of Notice: February 15, 1984 Moved by: Mr. Pudluk
Date of Introduction: February 17, 1984 Seconded by: Mrs. Lawrence
Disposition:
Carried: February 17, 1984 Lost: Ruled out or Order:

NORTHWEST TERRITORIES

SPECIAL COMMITTEE ON HOUSING

TERMS OF REFERENCE

The Special Committee on Housing shall:

a) inquire into such matters as may be referred to it by the Legislative Assembly;

b) inquire into current problems and public concern about Housing in the Northwest Territories;

c) in accordance with Rule 92(1) make a written repor to the Legislative Assembly.

The Special Committee on Housing may on its own authority:

a) examine all matters that are under the authority the Northwest Territories Housing Corporation;

b) consult with members of the public , local Housin Associations and Housing Authorities, Community councils and interested groups through public hearings and other meetings, written and oral submissions and other appropriate means.

Conduct of Business

1. **The Special Committee shall conduct its business in a manner approved by the Legislative Assembly;**

2. **The Special Committee shall** in accordance with Rule 89 appoint co-chairmen;

3. The Special Committee shall in accordance with Rule 93 **have the power to call for such persons, papers and records and to examine witnesses, as in its opinion ar necessary to the conduct of its business;**

4. A quorum of the Special Committee shall consist of four members including the Chairman;

5. The Legislative Assembly shall provide from its appropriations the necessary funds to the Special Committee to carry out its responsibilities;

6. The Special Committee, as a whole, or individual members, may undertake such travel as is required to carry out the assigned responsibilities of the Committee;

7. The Special Committee shall be empowered to retain the services of such professional staff as deemed advisable by the Committee;

8. The Special Committee shall have the power to sit during sessions, adjournments, recesses and prorogations of the House;

9. The necessary administrative support shall be provided by the Legislative Assembly Offices.

Adopted February 29, 1984

COMMITTEE MEMBERSHIP

Co-Chairmen:	Mr. Ludy Pudluk MLA, High Arctic
	Mr. Arnold McCallum MLA, Slave River
Regular Members:	Mr. Joe Arlooktoo MLA, Baffin South
	Mrs. Eliza Lawrence MLA, Tu Nedhe
	Mr. Red Pedersen MLA, Kitikmeot West
	Mr. John T'Seleie MLA, Sahtu
Atlernate Members:	Mr. Michael Angottitauruq MLA, Kitikmeot East
	Mr. Michael Ballantyne MLA, Yellowknife North
	Mr. Elijah Erkloo MLA, Foxe Basin
	Mr. Samuel Gargan MLA, Deh Cho

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PREFACE

At the February 1984 session of the Legislative Assembly a Special Committee of the Assembly was formed and charged to review the state of housing in the North, the operations of the Northwest Territories Housing Corporation and to report to the Assembly in the Fall Session.

The Special Committee on Housing visited forty N.W.T. communities at the invitation of community councils and/or Housing Associations/Authorities. In addition to public hearings, meetings with Housing Associations/Authorities and other agencies and individuals were held. The Special Committee's work has received widespread public response and media attention.

The Special Committee has also attended four formal meetings with officials of the NWT Housing Corporation, including the Honourable Minister Responsible for the NWT Housing Corporation, the Chairman and Board of Directors. Quite apart from community and other hearings, over twenty separate Committee meetings have been held.

By far the most important aspect of the Special Committee's work has been the time spent in the communities. The Special Committee felt that its primary obligation was to give the people in the communities the opportunity to voice their concerns about the current housing situation. After all, it is the people in the communities and certainly those who work on the local Housing Associations and Authorities, who literally live with the problems day in and day out. That is why this Special Committee has spent two and one half of the past five months in the communities, listening to the people.

It is the people in the communities who have told us what the problems are. By going first to the people, an important exercise of participatory democracy has taken place. People in the communities have told us that they are not accustomed to being consulted, and they responded in significant numbers when given the opportunity to inform and educate their elected representatives. We owe these people a great deal of gratitude for the time they spent attending meetings and writing down their concerns. We owe them real solutions to these very serious problems.

METHODOLOGY

One of the first tasks undertaken by the Special Committee was to inform all N.W.T. communities of the Special Committee's mandate, as outlined and approved by the Legislative Assembly in the Special Committee's Terms of Reference. In March 1984, all municipal councils, Band Councils, Housing Associations and Authorities in every N.W.T. community received this information in the form of a letter from the Special Committee's Co-Chairmen.

Over 50 N.W.T. communities responded, requesting that the Special Committee visit and hold public hearings to receive the peoples' concerns about housing. To date, 40 communities have been visited, over 60 formal hearings and many additional informal meetings have been held, and 890 pages of testimony have been transcribed with over 1,000 speakers presenting their concerns. In addition, 53 written submissions have been received.

Simultaneous translation was available at all public hearings. The proceedings of the public hearings and many other meetings with Housing Associations/Authorities, NWT Housing Corporation District Office staff, Municipal Councils, etc., were tape recorded and transcribed. The verbatim transcripts were published and distributed to participating communities, the NWT Housing Corporation and many other interested agencies and individuals. Summaries of the verbatim transcripts were produced and are included in this Report.

Major issues identified in a review of the verbatim transcripts and written submissions were researched. Committee staff consulted with numerous NWT Housing Corporation personnel at the Headquarters, District and Community levels. Staff of other Government of the NWT and Federal Departments, as well as officials and staff of several housing bodies, political organizations and other agencies were also interviewed.

The Special Committee's purpose in making Interim Recommendations is to respond to the most urgent public concerns brought to its attention. Some of these concerns can be addressed immediately; others are more complex and require further investigation.

The Final Report of the Special Committee on Housing will be a comprehensive analysis of northern housing issues. It is anticipated that the public will respond and comment on the Special Committee's Interim Report, so that the process of consultation established to date will continue.

SUMMARY OF INTERIM RECOMMENDATIONS

As discussed elsewhere, the Special Committee will request an extension of its mandate in order to undertake a formal review of the Northwest Territories Housing Corporation, to research the more complex issues identified in this report and to develop a final report that will include both further recommendations and a proposed implementation mechanism.

PRIORITY

That housing be designated as the most urgent priority of the Government of the Northwest Territories.

CAPITAL FUNDING

That the 1985/86 NWT Housing Corporation budget include capital funding for the construction of at least 200 public housing units, instead of the 62 units currently proposed.

That capital funding in the 1985/86 NWT Housing Corporation budget for the Homeownership Assistance Program be doubled to 5 Million dollars, and, furthermore, that 90% of the additional loans thus created be allocated to western NWT communities.

SUBSIDIES

That the NWT Housing Corporation discontinue its present practice of providing housing subsidies to social assistance recipients and Government of the NWT employees living in NWTHC housing, and furthermore, that these subsidies be provided by the Departments of Social Service and Personnel respectively.

SENIOR CITIZENS

That all Senior Citizens living in NWT Housing Corporation rental housing and who are also heads of households be assessed the minimum rent; and that all Housing Associations/ Authorities be directed to reassess rents charged to elders accordingly.

That NWT Housing Corporation units occupied by Senior Citizens receive first priority when repair and maintenance funding is allocated to local Housing Associations/ Authorities and that the NWT Housing Corporation increase such funding to ensure that all units occupied by elders are brought up to an acceptable standard as soon as possible.

That all Senior Citizen Repair Programs be consolidated into one delivery agency or organization responsible to assist in planning, carrying out the work and supervising the funding and completion of the work.

That Senior Citizens who live in their own accommodation in communities that are not tax-based municipalities be forgiven Territorial property tax where applicable.

HOMEOWNERSHIP PROGRAMS

That the Government of the Northwest Territories establish a program to make available supplemental mortgage financing at reduced interest rates.

That the NWT Housing Corporation and CMHC revise the eligibility criteria for the Rural and Remote Program so that higher income families can apply and furthermore that this program be made available in all N.W.T. communities.

That the current Homeownership Assistance Program be made available for prospective homeowners in all communities of the Northwest Territories.

That the NWT Housing Corporation revise the Northern Rental Purchase Program to include provision of a "piggy back" repair package in the form of a forgiveable loan in order to bring these units up to current health, safety and building codes.

That the eligibility criteria for the Northern Rental Purchase Program be revised so that clients in arrears can have their outstanding debt included in the purchase price of the unit.

REPAIR PROGRAMS

That the Retrofit Program continue to be funded and that this work be completed as soon as possible.

That the Rehab Program be phased out and replaced with a comprehensive repair program that would improve housing conditions and keep the units available for sale to tenants.

That local Housing Associations be given the flexibility to approve on their own authority, any repair and upgrading work scheduled for units under their administration.

That the scheduling of retrofit, rehab and construction work in the communities be organized such that work commences in the spring and is completed by the fall.

HOUSING FOR THE DISABLED

That funding be made available to undertake a study of the housing needs of disabled NWT residents.

PRIVATE SECTOR INVESTMENT

That private sector housing development be encouraged and supported through appropriate funding.

RENTAL SCALE

That since the Special Committee has found the southern based rent-to-income formula for rent assessment currently utilized by the NWT Housing Corporation to be inappropriate for the North and unacceptable to the public, it recommends that the NWT Housing Corporation develop a simplified method for determining affordable rent so that the rents charged reflect the economic and social realities for the North.

ECONOMIC DEVELOPMENT

That since there is a long-term requirement for the construction, maintenance and repair of housing in the Northwest Territories, and since the development of an N.W.T. construction industry could be a major vehicle for economic development at the community level, comprehensive economic development opportunities should be identified and appropriate training programs be developed to meet this requirement.

EXTENSION OF MANDATE

That the Legislative Assembly extend the mandate of the Special Committee on Housing in order to allow the Special Committee to research and analyze the major issues identified in the Interim Report, to undertake a detailed review of the Northwest Territories Housing Corporation and to develop recommendations that would be included in a Final Report to be tabled in the 1985 Spring Session.

DISCUSSION OF INTERIM RECOMMENDATIONS

1. Priority

Recommendation: That housing be designated as the most urgent priority of the Government of the Northwest Territories.

Although housing has long been recognized as an important issue in the Northwest Territories, it has never been accorded priority status in terms of funding.

The Special Committee acknowledges the tremendous effort made by government in the 1960's to provide basic shelter to residents of the Northwest Territories. In 1984, however, people expect, and, in our opinion, have the right to expect, that their houses will be more than simply basic shelters.

We have found that there is a serious shortage of housing in the N.W.T. In the community of Pangnirtung, for example, we found people forced to live in tents year round; a practice which has not been seen there for ten years.

As a result, young people, parents and elected officials have testified that overcrowding has had a detrimental effect on the lives of a great many people in the communities.

Children are having difficulty succeeding in school because they do not have a proper place of their own to sleep or study. Progress in education can only be enhanced by improvements in housing. Conversely, overcrowding and poor housing conditions do much to frustrate the goals of education. Children need good schools and good teachers, but they also need decent housing to come home to and grow up in.

In the community hearings, residents expressed their desire to provide good homes for their children:

> "Those houses are difficult to live in when you have many children...they are taught about health and home economics in school and then they do not have a good healthy house to go home to. That is why the education system is slow at the present time. Our concerns are not only for our generation but for changes for the future. The population of Pond Inlet is increasing rapidly. Every year there are about 20 children born. We need them for our children. It is hard to have a good life in these places...There is not enough storage space or enough places for our children to sleep. When they get older they want their own rooms. We want a better future for our children -- not just a place to sleep"
>
> Mrs. Abigail Idlout - Pond Inlet Public Hearing
> June 5, 1984

Young people are often forced to sleep on couches and floors, or move from one place to another with friends or relatives. It is not unusual to find more than one family living in a house:

> "...It is not that the house is no good but I have too many people living with me in my house right now and they desperately need houses. When you get older you like to have your own place alone. I have two married sons living with me...Some of them have to sleep on the floor and altoghether with kids there are 11 in the house. Ever since I moved in that house we have never been alone and I cannot send my boys out because they have no other place to go...As you get older you cannot stand the noise. It is good to have your grandchildren once in a while but you do not always have to live with them."
>
> Mrs. Rosie Norwegian - Fort Norman Public Hearing
> July 11, 1984

Overcrowding contributes to many forms of tension and anxiety which can lead to family violence, especially when alcohol is involved. And the differences in housing conditions within the community are not lost on the children:

> "I really feel it is a shame because in one instance -- for a whole year during the time a young person was going to school, did not get off the bus in front of his house. He got off around the corner and walked around to his house every day of the school year because he was ashamed to get off in front of his house. He thought his friends would make fun of him in school".
>
> Mr. Henry Beaver - Fort Smith Public Hearing
> August 22, 1984
>
> "I feel my children who are coming into adulthood -- they go to school, they go to their friends' houses and they see what their friends have. I don't want my children to grow up as liars and I don't want them to be hypocrites and say "Oh, we have this, we have running water, we have a bathtub" because I don't have those."
>
> Mrs. Muriel Betsina - Detah Public Hearing
> August 20, 1984

Housing conditions have a profound impact on family life. Given the serious inadequacies that currently exist in housing throughout the N.W.T., the Special Committee urges the Legislative Assembly to adopt the provision of adequate housing to all N.W.T. residents as a primary goal and first priority of this government.

2. Capital funding for the NWT Housing Corporation

Recommendation: That the 1985/86 NWT Housing Corporation budget include capital funding for the construction of at least 200 public housing units, instead of the 62 units currently proposed.

That capital funding in the 1985/86 NWT Housing Corporation budget for the Homeownership Assistance Program be doubled to 5 Million dollars, and, furthermore, that 90% of the additional loans thus created be allocated to western NWT communities.

The severe housing shortage that currently exists in most NWT communities is a well-documented reality. Although enriched homeownership programs are desirable, government provided housing is urgently required in many communities where homeownership is not a realistic option at present. This is especially true for communities above the treeline.

The NWT Housing Corporation has identified a current need for the delivery of 500 units of rental housing in the communities. In a submission to the Special Committee, the Honourable Minister Responsible for the NWT Housing Corporation states:

> "A five-year program, producing 200 or more units a year was needed to close the gap and produce units for population growth and replacement of condemned houses. The Corporation's capital target (in 1984) allowed for a meagre 78 units of public housing.
>
> Fortunately, additional funds were allocated to the Corporation allowing them to produce 247 units of public housing in 1984 but our 1985 capital target will again allow us only 62 units, far short of the continuing 200 units per year requirement..."

The testimony recorded at public hearings substantiates the need for the provision of more rental housing now. Housing conditions and overcrowding are contributing to major health and social problems, as discussed elsewhere in this Report. Although the Special Committee supports the concept of homeownership, the reality is that many NWT residents, especially those in the East, simply cannot afford it.

The Special Committee intends to include a review of current homeownership programs in its Final Report, along with recommendations for making homeownership an attractive, realistic option for all NWT residents. However, the current housing crisis in the Eastern and Central Arctic, especially, can only be alleviated, in the short term, by the immediate provision of more public housing units.

The Honourable Minister Responsible for the NWT Housing Corporation has indicated to the Special Committee that CMHC is willing to assume its 75% share of capital funding for construction of 200 public housing units in 1985. Furthermore, the NWT Housing Corporation management has stated that it has the necessary personnel and procedures in place to deliver these units, should funding be approved. The Special Committee urges the Legislative Assembly to support the NWT Housing Corporation's proposal to deliver at least 200 public housing units in 1985.

It should be noted that the NWT Housing Corporation has incurred cost over-runs in construction projects. These extraordinary capital expenditures will be reviewed in the Final Report.

While the construction of additional public housing units in 1985 would help to relieve the housing crisis in many Eastern and Central Arctic communities, homeownership is the stated preference of the majority of Western NWT communities visited by the Special Committee. Of the current homeownerhip programs currently available, the Homeownership Assistance Program appears to be the most popular and successful.

The NWT Housing Corporation's 1985/86 budget targets an allocation of 2.5 Million dollars for the Homeownership Assistance Program. Between 50 - 60 families would receive assistance in 1985 should this level of funding be approved. Given the expressed desire of Western NWT residents for the Homeownership Assistance Program, the Special Committee considers that an additional 2.5 Million Dollars should be allocated to homeownership capital funding in the NWT Housing Corporation's 1985/86 budget. Since the greatest interest is in the Western Arctic, and since most new public housing units will be constructed in the Eastern and Central Arctic, the Special Committee further proposes that 90% of the additional funding be directed to assist Western Arctic residents.

3. Subsidies

Recommendation: That the NWT Housing Corporation discontinue its present practice of providing housing subsidies to social assistance recipients and Government of the NWT employees living in NWTHC housing, and furthermore, that these subsidies be provided by the Departments of Social Service and Personnel respectively.

The Department of Social Services Social Assistance Program does not provide for a shelter component or market rate for rent payment for its clients living in NWT Housing Corporation rental housing. According to information provided to the Special Committee, only 1.1% of the Housing Corporation operating funds are provided by the Department of Health and Social Services, while the Corporation houses the overwhelming majority of Social Assistance clients in the NWT.

In effect, the NWT Housing Corporation provides each Social Assistance client living in NWT Housing Corporation housing with a direct rental subsidy. The amount of this subsidy is the difference between the operating cost of the unit (estimated at approximately $1,000.00 per month, on average, for public housing) and the rent charged to the tenant receiving Social Assistance (usually $32.00 per month).

> "On all income over $400.00, the rent assessment is calculated by taking 25% of the gross income. In the south 25% of one's gross income might be reasonable, but because the costs of food and clothing are much higher in the North, it takes a larger percentage of one's income to buy the necessities. The percentage used for calculating rent assessments should be lower than 25%, especially for low income families.
>
> When the rent is calculated on 25% of gross income, people cannot afford to take part-time jobs unless someone else in the family is working.
>
> Example:
>
> | Family of 4 - working | Family of 4 on Social Assisstance |
> |---|---|
> | gross income $600.00 | monthly payment $590.00 |
> | deductions - $22.00 | |
> | rent - $113.00 | rent paid by Social |
> | Income after rent | Assistance - $32.00 |
> | - $465.00 | residual income - $590.00 |

> For example, you can see that the family on Social Assistance has a much higher residual income than the family that is trying to work".
>
> Tasiurqtit Housing Association Submission, Whale Cove
> October 11, 1984

It is the conclusion of the Special Committee that the Department of Social Services should provide to clients the necessary funds for adequate housing. Social Assistance recipients living in NWT Housing Corporation rental units could then be charged economic rents and the NWT Housing Corporation would no longer be the agency providing all of the subsidy. The Special Committee intends to review this matter further in its Final Report.

Government of the NWT Department of Personnel policy does not allow the provision of staff housing to local hires. Approximately 400 Government of the NWT employees live in NWT Housing Corporation rental units. In most communities above the treeline, there is government staff housing and there is NWT Housing Corporation housing. There is virtually no private rental housing market. Therefore, Government of the NWT employees compete with other residents of the community for available public housing:

> "the government staff cannot get housing from the government so therefore they have to rent from the housing asociation and we are lacking so many houses. We were wondering if the government staff could be housed by the government because we certainly don't have enough houses to rent out. Could you keep that in mind that we are lacking houses because the government employees are using our houses."
>
> Mr. Joanasie Maniapik - Pangnirtung Public Hearing
> June 11, 1984

Nor is the problem confined to Government of the NWT employees:

> "We are also aware that the federal government's staff occupy public housing and not from their own staff house, although they are working for a public service and their municipal services and utilities are being paid by the housing association and I think that the housing associations have to do something to the effect that they are just paying for their utilities...I ask you as a committee that federal government employees, whether they be from MOT, nursing station or other public servants, not to take away the public houses but that they have to provide their own houses and not pay for the services for them"
>
> Mayor Michael Amarook - Baker Lake Public Hearing
> October 9, 1984

A further consequence of the Government of the NWT policy is that both the $450.00/month housing subsidy, and the additional household allowance available in some areas, are not available to those living in NWT Housing Corporation housing. The subsidies are denied on the basis that residency in an NWT Housing Corporation unit gives the tenant an automatic housing subsidy.

It is the conclusion of the Special Committee that the NWT Housing Corporation should not be the agency providing housing subsidies to Government of the NWT employees.

In its Final Report, the Special Committee will present a comprehensive analysis and recommendations on this issue.

4. Seniors Citizens

Recommendations:

That all Senior Citizens living in NWT Housing Corporation rental housing and who are also heads of households be assessed the minimum rent; and that all Housing Associations/Authorities be directed to reassess rents charged to elders accordingly.

That NWT Housing Corporation units occupied by Senior Citizens receive first priority when repair and maintenance funding is allocated to local Housing Associations/Authorities and that the NWT Housing Corporation increase such funding to ensure that all units occupied by elders are brought up to an acceptable standard as soon as possible.

That all Senior Citizen Repair Programs be consolidated into one delivery agency or organization responsible to assist in planning, carrying out the work and supervising the funding and completion of the work.

That Senior Citizens who live in their own accommodation in communities that are not tax-based municipalities be forgiven Territorial property tax where applicable.

The Special Committee considers that the objective of senior citizens housing programs is to ensure that all NWT elders are given the opportunity to live out their final years in accommodation that is safe, comfortable, affordable and suitable to their own needs and requirements.

The Special Committee has discovered an increasing number of elderly living in poor accommodations. There are still many elders living without the conveniences of running water, modern plumbing and central heating. Not only are these Senior Citizens often physically unable to undertake basic repairs to their units, but they are also amongst the NWT's poorest residents.

The number of Senior Citizens heading up households in the Northwest Territories is unknown. Approximately 250 Senior Citizens receive social assistance from the Department of Social Services. Approximately another 1000 do not, as it is assumed that their household incomes are too high to qualify under existing guidelines.

Those elders living in NWT Housing Corporation rental units may in accordance with Corporation policy be charged the minimum, $32.00 per month, rent, at the discretion of the local Housing Assocation/Authority. However, many Associations do not exercise their discretion in this regard, and some, in

fact, did not appear to be aware of it. Like all NWT Housing Corporation tenants, the elderly must also stand in line to wait for their share of the very limited number of dollars available for maintenance and repair of their units. Unlike the younger tenants, however, these elders are more adversely affected by living in units that are in sub-standard condition.

> "My wife cannot walk because she is crippled. In the wintertime it is very cold because there is no porch on the house. There is just one guy that repaired my house, just the doors and the windows, and then they put the roof on the houses, that is all that he did. So, I am very concerned about my house, and I think that it would be really good if they could rehab it again. I have asked them to do it and they have said no because the house is not repairable. They said that they were not going to fix it but they are going to condemn the place. Every month I am still paying the rent. If they repair it, like the rest of the ones that they have done around here, then I will pay my rent, but if they do not I will not pay my rent. Out of my cheque I pay for the rent, water and lights, but things are pretty high also.
>
> We still get our pensions, but we are still poor, and we cannot pay for our rent out of our cheques. I am not the only one, everybody is the same. So you are talking about houses now, thanks a lot for that. Those people that always come in, we always tell them about it. We have a guy here that is in charge of housing and we always ask him to come and see our houses, but he never does. He just holds out his hand for our rent, I guess that he does not want to do anything about it.
>
> My wife and I are both 81 years old. She has rheumatism and I have had to look after her for seven years. In the wintertime, we get a lot of snow coming in through the doors and windows, and it is still the same now. So, if you could repair it in a hurry, I sure would be happy. It is getting cold now, and there is a space about two inches high under the door, and you can see right outside. Like I said, my wife and I are both 81 years old, and we both get pensions. She is my wife and I have to look after her, but if we had a warm house it would be good, but it is not that way. So, if you could go over and take a look at my house, I would be very happy.
>
> Mr. Pierre Wedzin - Rae-Edzo Public Hearing
> August 14, 1984

Senior Citizens residing in private accommodations are eligible for a variety of home repair and upgrading programs from the NWT Housing Corporation, CMHC and Federal agencies, such as Energy, Mines and Resources. For example, it is possible

for a household to receive up to $14,000 as forgiveable loans and grants for home repairs and energy conservation under present programs.

However, in actual practice few Senior Citizens receive these assistance programs. The number of loans and grants available for the Northwest Territories is small. The application process is complex, time consuming and often irrelevant to the problem. Inter-agency cooperation in program delivery is uncoordinated. There are also problems with the delivery of building materials to communities and sufficient labour to complete the tasks. Many approved projects are often delayed, postponed, or are incomplete. Many of these programs are 'stop-gap' measures to meet minimum health and safety standards.

Elders testifying at public hearings have pointed out that the provision of rental housing has been a mixed blessing:

> "I am glad that they have a nice house -- ...I never used to pay (rent) before since I am an elder. I used to live in an igloo in the wintertime and in the summertime we would live in tents, since I am a real Inuk and that is my culture. If they would make houses with no wind going through them, it would be a lot better...now there are too many things that I have these days so I always worry...I am a pensioner but I have to keep buying things for my children even though I have to pay for the rent. Having to pay for the rent is a problem because we have to look after the skidoos, outboards. Everything is high priced these days...Our children always tend to want to eat store bought foods instead of the country foods and that is part of my concern. That is the reason I do not want to pay for my rent anymore because I have too many things to pay for."
>
> Mr. Tooleeatuk - Spence Bay Public Hearing
> September 19, 1984

Extended care facilities and other services required by Senior Citizens are in short supply throughout the Northwest Territories. And major centers where health resources are available cannot accommodate the demand.

> "The accommodation for seniors who are able to care for themselves, the suites at Mary Murphy home and at Northern United Place, may be better than nothing, but it is our position that they cannot be considered acceptable for an indefinite length of time. The bachelor suites in Mary Murphy are smaller than most hotel rooms and are not very satisfactory long-term accommodations. We are also experiencing an increase in demand from the seniors who are able to look after themselves. This increase is not only coming from residents in Yellowknife who are remaining in Yellow-

knife after retiring, but also from senior citizens who wish to relocate here because their families have come here for employment, and other reasons. People want to remain close to their families, however, there is often insufficient room with the families to permit the seniors to share the accommodations. We feel that the demand for senior citizens accommodations can be expected to grow in the future. If plans are not started soon to meet this demand, we can expect the current situation to deteriorate even further.

Mr. Larry Babiuk, Yellowknife
September 11, 1984

In its Final Report, the Special Committee will address the special housing needs of the elderly in greater detail. Due to the urgent circumstances in which many NWT senior citizens are presently living, the recommendations outlined above have been developed in the hope that some immediate relief can be offered to those in greatest need.

5. Homeownership Programs

Recommendations:

That the Government of the Northwest Territories establish a program to make available supplemental mortgage financing at reduced interest rates.

That the NWT Housing Corporation and CMHC revise the eligibility criteria for the Rural and Remote Program so that higher income families can apply and furthermore that this program be made available in all N.W.T. communities.

That the current Homeownership Assistance Program be made available for prospective homeowners in all communities of the Northwest Territories.

That the NWT Housing Corporation revise the Northern Rental Purchase Program to include provision of a "piggy back" repair package in the form of a forgiveable loan in order to bring these units up to current health, safety and building codes.

That the eligibility criteria for the Northern Rental Purchase Program be revised so that clients in arrears can have their outstanding debt included in the purchase price of the unit.

The Special Committee considers that homeownership programs should be designed to support and encourage homeownership for all NWT residents who require and desire it. We concur with the 1972 NWT Task Force on Housing recommendation stating that:

> "Incentive programs should be developed to encourage and facilitate home ownership."

Many agencies and representative organizations concur with this recommendation:

> "The benefits of subsidizing home ownership programs as opposed to installing and subsidizing oil heated rental units are obvious to all parties involved - Canada Housing, the NWT Housing Corporation, the homeowners and in general, Denendeh communities. Benefits include socio-economic spin-offs, reduced operational and maintenance costs, greater local control and higher standards of living."
>
> Mr. Gerry Cheezie, Dene National Office Presentation
> October, 1984

The Special Committee has discovered widespread interest throughout the NWT in homeownership; however, there are many obstacles that discourage families from building or purchasing existing homes.

In most areas information on ownership assistance programs is either unavailable, incomplete or not relevant. In the Eastern Arctic testimony given to the Special Committee revealed confusion or a lack of knowledge by NWT Housing Corporation tenants as to how to purchase Northern Territorial Rental units, in spite of the fact that these homes have been available for purchase for at least ten years.

> "Also regarding home-ownership programs, especially here in Frobisher, only the kabloona are the ones that are buying in the home-ownership program and through this we understand that because the kabloona can easily read the brochures and the information and we Inuit we read very slowly in Inuktitut, so they can get information faster than us. So therefore, they ask around and they know they can get assistance if they want to buy a house. So they benefit more than the Inuit in the home-ownership program. The Inuit do not know that they can also get assistance from different agencies. For that reason a lot of people are not anxious to buy houses. We are trying to slowly inform our people of the assistance that is available. Sometimes there is a house for sale and we do not know anything about it and it is bought up. If the Inuit were working for the government they could get assistance. They could get subsidies for oil and electricity."
>
> Geela Giroux - Frobisher Bay Public Hearing
> June 12, 1984

In the Western Arctic, a considerable number of residents have submitted their names to prospective lists for Homeownership Assistance Program forgiveable loans.

> "In assisted homeownership, the demand for the Corporation's Homeownership Assistance Program far outstrips supply. In the Mackenzie Valley the program usually draws about 150 applications a year. We are able to approve only about 35 applications annually in this area. Our HAP program and Rural and Remote program are providing 82 new units in 1984. This could be easily doubled if funding was available."
>
> Honourable Gordon Wray, Minister Responsible for N.W.T. Housing Corporation - Baker Lake Public Hearing
> October 9, 1984

Elsewhere in this Report, the Special Committee has recommended that capital funding for the number of forgiveable loans available under the Homeownership Assistance Program be doubled in the NWT Housing Corporation's 1985/86 budget.

There has also been interest in the Rural and Remote Housing Program but income restrictions inhibit the promotion of this mortgage re-payment program as higher income families who could best pay a mortgage and utilities are excluded.

"MRS. LUCY COCKNEY: I am here to talk about the R and R's. We applied for an R and R, rural and remote housing, and then Inuvik phoned us and told us they are not sure if we are going to get one because we are making a little too much. But the rent I am paying -- we want to buy our own house. We want something to own for ourselves and for our children, when we are gone. We want to leave something with them...

MR. McCALLUM: The Housing Corporation has a contractor to build the houses, then once they are built, you apply to buy them. The upset price is $25,000. If you make more than $25,000 you are not eligible to buy them.

MRS. LUCY COCKNEY: I do not think that is fair. Where else are you going to buy a house when you want to own you own house? The cost of living here in Tuk is so much, if you get one of those houses you have to pay for it, pay for fuel, pay for electricity and pay for sewage, etc. You have to make more than $25,000 to pay for that house.

Tuktoyaktuk Public Hearing
July 13, 1984

In the existing homeownership assistance programs, the paperwork involved, the complexities of the administration and the few numbers of loans and grants available in respect to demand discourage the public and promote confusion. Even popular programs, such as the Homeownership Assistance Program, are not without substantial problems:

"Going on to home-ownership, I had the pleasure to experience a home-ownership program here last year, we built four units which I think is the answer to the communities problems. With home-ownership programs you don't have people crying back to the Housing Corporation that houses are run down, not maintained and they are not paying rent and so forth, and you are not kicking people out. You are not creating problems, with the home-ownership program you are solving the problems. Also once you build a home, it is not subsidized for 20 or 30 years after. It is given to the homeowner, it is his responsibility, he has pride and respect for his house. It is a proven fact in community like Fort Resolution.

Some of my experience with the home-ownership last year. The program is okay, but as we went along a lot of the material packages are changed by the Housing Corporation and their staff. A home-owner did not really get what he requested because somebody in the head office goofed up.

> I think I touched on the head office and regional office. Everytime we have a problem we have to call the regional office. They can't make a decision so they have to call Yellowknife and they got to talk to five or six people in Yellowknife, get back to the regional office and then get back to the local level. In the meantime we have problems here and the guys in Yellowknife can't really make up their minds, the guys in Hay River can't really make up their minds. So to eliminate all those problems, a lot of the powers and controls should be transferred over to the local level where we can manage it properly.
>
> Mr. Cecil Lafferty - Fort Resolution Public Hearing
> August 21, 1984

In its Final Report, the Special Committee proposes to undertake a comprehensive review of current homeownership programs and delivery. One proposal which the Special Committee will review is the 1972 Task Force on Housing recommendation concerning the high cost of basic utilities:

> "(that) the Government of the Northwest Territories subsidize to a base rate the cost of domestic utilities in areas of the Northwest Territories when these rates are excessive."

Recommendations will be developed to address the concerns thus identified and to enhance the accessibility and interest in homeownership.

6. Repair Programs

Recommendations:

That the Retrofit Program continue to be funded and that this work be completed as soon as possible.

That the Rehab Program be phased out and replaced with a comprehensive repair program that would improve housing conditions and keep the units available for sale to tenants.

That local Housing Associations be given the flexibility to approve on their own authority, any repair and upgrading work scheduled for units under their administration.

That the scheduling of retrofit, rehab and construction work in the communities be organized such that work commences in the spring and is completed by fall.

In public hearings and meetings with Housing Associations, the Special Committee has heard a great deal of testimony concerning the NWT Housing Corporation Rehabilitation and Retrofit Programs. Although the Rehab program has upgraded poor Northern Rental homes into full serviced Public Housing units, tenants have asserted that the homes are too small, especially those that have had interior insulation applications. It has also been noted that the Rehab units fall under the CMHC - NWT Public Housing Rental scale; therefore, the rent of most former tenants now occupying a Rehab unit has increased. In addition, these homes are not for sale to the tenants.

> "Some of us are staying in nice buildings such as rehabs and some of us stay in older buildings which have never been renovated. I am not against the housing association but...they do not even tell us when the increases will come. They tell us only after they have increased it. Some of us owe a large amount of money."
>
> Mr. Ekalook Parr - Cape Dorset Public Hearing
> June 13, 1984

The Special Committee considers that alternate funding sources should be secured to repair and upgrade the older Northern Rental Units so that these units are brought up to an acceptable, serviced standard without the present impediment of removal from the community's saleable housing stock.

Some Housing Association Managers and Board of Directors also stated that they have not been informed by the NWT Housing Corporation as to which homes will be selected for Rehab or Retrofit in a community. Subsequently, families are not able to be properly relocated. The Committee also heard many complaints about the scheduling of Rehab and Retrofit work. Often these repairs are not undertaken until late summer or fall. As a result, tenants waiting for these units to be completed are forced to move in with friends or relatives, or, as was often indicated, spend the time living in tents.

> "...For example about rehabing old houses, the housing association here in our community, since they have no power or control as to which houses should be rehabbed, the Housing Corporation fixes the houses at their own discretion. If the housing association in our community had some control, they would choose the houses which should be rehabbed. There is a lack of communication between the housing association and the Housing Corporation."
>
> Mr. Pinquaqtuq Ootookie - Cape Dorset Public Hearing
> June 13, 1984

There is some indication that the Rehab program is nearing completion and may be discontinued by the NWT Housing Corporation within the next few years.

The Retrofit of the Weber homes continues to be required. Testimony from the public hearings indicate that there still are homes that are suffering from condensation in the roofs and wet and falling ceilings. These conditions also pose a safety risk because of wiring which runs through the rafters.

> "Our housing association (Igloolik) has 49 of the Weber type public housing units which have severe leaking problems caused by the frost build-up in the attic space. These units began leaking the first year of occupancy and have been leaking ever since. We are aware that this is not a problem that we alone face. We have only recently been successful in convincing the NWT Housing Corporation of the seriousness of some of our problems.
>
> We are not the only people with problems of leaking houses... Five of our worst houses received retrofit roof packages only because the health inspector and the electrical inspector issued reports indicating the units were a serious health and electrical hazard when they leaked. These were five units that the NWT Housing Corporation did not schedule for retrofits

> because their condition was not serious enough to warrant a new roof, housing which the electrical inspector said must be vacated as soon as they begin leaking because of the severe electrical hazard created by the leaking."
>
> Thomas Kublu, Housing Federation Chairman, Frobisher Bay, August 13, 1984

Also of urgent concern is the fact that approximately 60% of the people in the Western Arctic live in their own homes. In many Dene communities, the majority of these privately owned houses are in serious disrepair. Repair funding is extremely limited and there are many problems associated with the delivery of repair programs in these communities.

> "The repair programs are not meeting the needs as they are on loan basis or so meager that they are useless. These grants do not meet the realities of the true financial picture of the Dene, most work on temporary and casual employment...What I am saying is that the grants do not take into consideration...the financial income of the Dene."
>
> Betty Menicoche - Fort Simpson Public Hearing August 13, 1984

In its Final Report, the Special Committee proposes to undertake a comprehensive review of repair and maintenance programs currently delivered by the NWT Housing Corporation and other agencies.

7. Housing for the Disabled

Recommendation: That funding be made available to undertake a study of the housing needs of disabled NWT residents.

The Special Committee considers that the disabled should have access to housing that is suitable to their needs and requirements.

> "Our house has not been rehabed yet but I think it will be this summer. I do not want it to be made smaller. There was an addition to the porch. If it is possible I would like to keep that addition in the house. My wife cannot walk so I hope the steps will be made so that my wife can go up and down by wheelchair. If it is possible I would like this to be done. I do not have much to say but I want you to hear this.
>
> Mr. Paulosee Nungak - Grise Fiord Public Hearing
> June 3, 1984

Health and housing resource people believe that the Northwest Territories has a high per capita number of ambulatory and visually impaired disabled residents. Yet there are no housing units built to accommodate their special needs nor are there special programs to alleviate their extraordinary expenses.

At this time it is not even possible to determine the number of households in need, the types of disabilities, the age groupings of those affected or the communities where these people are located throughout the Northwest Territories with any accuracy in order to assess the suitability of their housing conditions.

The Special Committee proposes that the unique housing needs of the disabled can best be identified through a survey of needs; and that such a study should be undertaken as soon as possible.

8. Private Sector Investment

Recommendation: That private sector housing development be encouraged and supported through appropriate funding.

The Special Committee has found a lack of private sector investment in housing. Both potential developers and established investors have described to us their frustration in their attempts to convince banks and government funding agencies to provide capital for housing investment. They have also described weaknesses in NWT Legislation that discourages and even prevents private housing development:

> "One of the things I would like to address is...the legislation governing condominiums. There isn't any in the Territories and it makes it very difficult for developers and therefore also very difficult for citizens to be able to have an alternate to private single family dwellings and apartments...
>
> I would also like to say that it is also very poorly directed in that EDA grants are given for studies but in the same token they are not given to developers...I have asked the Territorial Government, the Federal Government the the Municipal Government and there are no incentive programs."
>
> Mr. Tony Chang - Yellowknife Public Hearing
> September 11, 1984

It was also brought to the attention of the Special Committee that expertise in northern housing research and development, if financed and supported in the Northwest Territories, could have economic benefits;

> "We may in fact have an exportable product to other northern countries if an initiative like that was undertaken. I think we have to involve an initiative like that in the commercial sector, the developers and also work in concert with the educational faculties in the North that are involved in this area."
>
> Mr. Len Jason - Yellowknife Public Hearing
> September 11, 1984

This expertise in construction and development should also be encouraged for Log Building construction and existing and new sawmills which would benefit many communities in the Mackenzie Valley.

The present N.W.T. Minister for Housing has outlined the deficiencies in private sector development:

"Although legally empowered to do so, the Corporation has not delivered programs designed to encourage the production of private market housing. Because of the general lack of funding, the Corporation has turned its attention towards assisted housing exclusively, hoping that the private market will produce enough units to take care of those who could afford the full cost. Unfortunately, it has not. Apartment starts are very low in the NWT's major centres although vacancies are practically nil. Mortgage money, especially interim financing is hard to acquire, especially outside Yellowknife.

The Corporation has developed several programs designed to stimulate the production of private housing but none are currently funded. We believe the Corporation can and should play a role in this area but new programs and the attendant funding must be approved."

Honourable Gordon Wray, Minister Responsible for N.W.T. Housing Corporation - Baker Lake, October 9, 1984

The Special Committee proposes to undertake a review of the current status of private sector investment in housing. An analysis, with recommendations will be offered in the Final Report.

9. Rental Scales

Recommendation: That since the Special Committee has found the southern based rent-to-income formula for rent assessment currently utilized by the NWT Housing Corporation to be inappropriate for the North and unacceptable to the public, it recommends that the NWT Housing Corporation develop a simplified method for determining affordable rent so that the rents charged reflect the economic and social realities for the North.

The Special Committee considers the objectives of government subsidized rental housing (social housing) to be as follows:

- To provide affordable rental housing for NWT residents who are unable to obtain accommodation in the private market.

- To develop and implement a rental scale that reflects the condition and size of the unit and which also provides incentive for the tenant to work and to consider home-ownership.

In addition, the Special Committee considers that the rental scale should encourage the implementation of energy conservation practices and thereby reduce operating costs.

The introduction of rental housing in the Northwest Territories is a relatively recent event. The principle of paying rent was but one of many unfamiliar practices imported from the South and imposed on the people, albeit to alleviate poor housing conditions:

> "As was mentioned before, there has always been a problem with housing, especially since the territorial government got involved in it. If you look back to before the government moved North, I mean everybody owned and built their own houses and had responsibility for everything they decided. They did it for themselves. About 1968 or 1969, there was a big push by the government to change everything around...I guess it involved everything, but it also involved housing. There was a lot of time and money spent introducing a new rental program of housing. At that time people were promised that they would pay a couple of bucks a month and they would have a lower rental unit, that is what they were called. So that was a pretty good deal, you get all your electricity and fuel oil plus the house for two dollars a month.

> Along with that a lot of the old houses were destroyed. At that time there was no council, nothing to advise the territorial government, they did not recognize the band councils, they did not talk to them. So a lot of the houses were destroyed, some of them were pushed over with cats, some of these people still do not have houses. Their houses were never replaced. Also they would have no choice but a rental house, that means their houses were taken away from them and then they would have to rent from the people who took them away."
>
> Mr. George Barnaby - Fort Good Hope Public Hearing
> July 10, 1984

By far one of the most disturbing findings of the Special Committee was the confusion and lack of understanding by the public over the Housing Corporation rental scales. In some communities it was apparent that either the rental scales were not being properly applied by the local Association/Authority or that the tenants concerned were not aware of the regulations. Nevertheless we received repeated testimony that the present rental scales discourage employment and encourage a dependency attitude:

> "...It seems that the harder a fellow works, the more money you pay. In other words the rent system encourages the people not to work. If you want you could live on $32 rent a month, it used to be two dollars a month in this town, it was most ridiculous. The harder you work the more you pay; you didn't really get that much more services."
>
> Mr. Vince Steen - Tuktoyaktuk Public Hearing
> July 13, 1984

The cost of operating and maintaining Public Housing in the NWT is cost-shared between the NWT Housing Corporation and the Canada Mortgage and Housing Corporation.

While rents in the NWT are calculated in a similar fashion as the CMHC National Scale (rent-geared-to-income, head of household, etc.) the NWT rental scale has a number of significant differences from the national program.

The cost sharing contractural agreements under various sections of the National Housing Act require that the National CMHC rental scale be used for determining rent. When it is not used and there are losses to CMHC, as is the case in the NWT, adjustments are to be made in the cost-sharing financial arrangements such that the NWT Housing Corporation assumes those losses. It is estimated that since 1981, the application of the NWT Housing Corporation rental scale has cost the Government of the NWT 5 to 7 million dollars.

Statistical information given to the Special Committee by the NWT Housing Corporation reveals that since 1981 actual rental revenue has declined by 13%. The average rent collected is approximately 10% of the actual cost to operate an average house for one year.

Examples of typical households rental assessments given to the Special Committee by the NWT Housing Corporation indicates that rent ranges from 5.5% to 11.9% of gross income. However, testimony from the Public Hearings held by the Special Committee indicates that some households are paying considerably more due primarily to higher household incomes; and that these tenants have no other affordable housing options:

> "My wife and I used to have good employment and make good money. I worked for the co-op for quite a while so I was making a good salary. I want to say, Mr. Chairman, that the reason I stopped working was because the house was getting into bad shape, and our rent was increasing so much. I felt that if I was making less money I would have to pay less rent. That is why I quit my employment. I will use my wife for an example. The Housing Corporation wants to deduct from her salary, deductions for retirement, insurance, all these things. I completely disagree with the Housing Corporation because the corporation wants to control this person's salary. I think this area has to be improved."
>
> Male Speaker - Cape Dorset Public Hearing
> June 13, 1984

> "I was just using that five percent as an example because we increased our employees wages five percent, however, that five percent just went to the rent. And it seems that those employees just lost that five percent even though they were trying to get a raise in pay...I feel that the people should always check who the employed are and who the unemployed are before they set the rent. It is very difficult for people who try to have take home pay to buy some food and the Housing Corporation should also think about the Inuit's lifestyle when they are going to set up their rent because a lot of them have to go out hunting and need their equipment. The Housing Corporation should review this rent matter in the near future."
>
> Mayor Steve Alookee - Spence Bay Public Hearing
> September 19, 1984

Because the NWT Rental Scales take into account many cost of living zones, various user-pay or non user-pay utility payment programs, and since allowances for rental payment rates can be set at the discretion of local boards, any community in the NWT can assess rental charges differently from another. This

appears to have caused misunderstanding and confusion amongst tenants. And Housing Corporation personnel have testified that budget forecasting and preparation has also suffered internally.

Tenants, Housing Association Secretary-Managers and others have also noted that the token Cost Zone deductions allowed do not truly reflect the cost of living expenses, the rate of wage payments in a community or the rate of employment. These deductions are so insignificant that the cost of administration may well outweigh any real benefit to the tenant.

The Special Committee proposes to undertake a comprehensive review of the rental scale issue and will offer a detailed analysis with recommendations in its Final Report.

10. Economic Development

Recommendation: That since there is a long-term requirement for the construction, maintenance and repair of housing in the Northwest Territories, and since the development of an N.W.T. construction industry could be a major vehicle for economic development at the community level, comprehensive economic development oportunities should be identified and appropriate training programs be developed to meet this requirement.

The Special Committee has heard many criticisms of the practice of hiring southerners to undertake construction and major repair work in the communities. Despite the Northern Preference Policy, many contracts are still let to southern firms or to northern based firms who import skilled workers from outside the Northwest Territories:

> "They are all southern contractors who are building the houses. In the past they used to contract the co-op to build the houses but recently they are just getting southern contractors...It would be possible to build the houses because there are experienced workers in the community because they have been doing some building here. So definitely the Inuit, if they are given the chance to bid on contracts, would be more than willing to do that.
>
> Mr. Ralph Porter - Gjoa Haven Public Hearing
> September 20, 1984

When local labour is utilized, there are many spin-off benefits to the community:

> "From the private sectors point of view, you know the Housing Corporation's activities has an overall impact on some of the small Arctic communities and the economy...The kind of impact that it has on local employment, utilization of your friendly hotels, occasional heavy equipment from (private) enterprises.
>
> I think over the years, if you look at it...the dollar that has been spent in developing Housing Corporation houses has had a far greater impact on the economic well being of the communities then say DPW money...This year, for example in the Keewatin and to some extent the Arctic Coast and Baffin, we have had a substantial housing program, I think from my point of view and the people in the organization that I am involved with, the

> Chamber of Commerce, we feel that the dollars being spent have had a tremendous impact on getting your rents paid, keeping the economy flowing."
>
> Mr. John Todd - Rankin Inlet Public Hearing
> October 10, 1984

There is little housing available in communities for single people and young families. Not only are NWT youth faced with a lack of housing in their home communities, they are also confronted with few job prospects. Since there is an on-going need for new construction, maintenance and repair of existing houses, the development of a skilled labour force would afford increased job opportunities for youth in their home communities.

Training is required at the community level so that residents can take advantage of employment opportunities in construction and repair work. In the past, the NWT Housing Corporation operated training programs for maintenance workers, but this responsibility has been transferred to the Department of Education.

Some semi-skilled workers have expressed the desire for upgrading. Others feel their existing skills could be better utilized by the Housing Association:

> "The government employees in the community are taken out to training and have become supervisors. The way that I have seen it is that they are exactly the same as me; and even though they cannot write in English they are being hired by the government; and us people who used to work for the Housing Corporation; and we tried to work for a long time, however this program from the Housing Corporation has been rejected or stopped. If the local people here have no papers or certificates they are not being hired. I feel that the Housing Corporation should not reject these training programs...This is what I see happening, the Housing Corporation is not hiring local people who are willing and who are capable to do such work because they do not have the proper papers. I had a certificate, but in order to get the certificate I had to go for further training in order to keep it. The housing association knows some people who know how to work and know what has to be done, but the Housing Corporation policy does not recognize these...The people in the community would like to see more of their people employed even if they do not have a certificate."
>
> Mr. Pudluq Kilabuk - Pangnirtung Public Hearing
> June 11, 1984

Private entrepreneurs have indicated investment opportunities that would provide employment and promote self-sufficiency:

> "I have come to the realization that there is room in this economy up here for components to be manufactured for the housing industry. The windows, the doors, the cabinets, they are a significant part of the house cost and to maximize the northern labour input into our housing industry, then we should be looking seriously at what ways we can best set up a components industry...I think this could be carried on with the proper training of carpenters that we are training now to make sure that they have the ability to move ahead in the component area. They may...add valuable labour, time and return money to the community."
>
> Mr. Dennis Bevington - Fort Smith Public Hearing
> August 22, 1984

The Special Committee proposes to research the economic development opportunities that could be realized with the development of the housing industry and to present these findings, along with the recommendations, in its Final Report.

Extension of the mandate of the Special Committee on Housing

Recommendation: That the Legislative Assembly extend the mandate of the Special Committee on Housing in order to allow the Special Committee to research and anlayze the major issues identified in the Interim Report, to undertake a detailed review of the Northwest Territories Housing Corporation and to develop recommendations that would be included in a Final Report to be tabled in the 1985 Spring Session.

The Special Committee on Housing has received a great deal of testimony and written submissions from across the Northwest Territories critical of the activity of the NWT Housing Corporation. Many of these complaints are consistent. They are centered on issues ranging from a lack of community participation in the decision making of the Housing Corporation to personal problems of families and individuals with specific shelter needs.

Community after community have asserted that decisions of the NWT Housing Corporation are made at headquarters level without the knowledge or proper consultation with Housing Associations, municipalities or regional council bodies, including native organizations. As a result, housing programs appear confused or are misunderstood. Proper land assembly is not taking place. User pay programs for utilities are not uniformly introduced into a region, nor are they applied equally between rental tenants in Housing Association units and government staff, as initially understood. Homeownership assistance programs are widely advertised but the actual numbers available are small, which discourages potential homeowners.

Residents in the Western Arctic have testified of their repeated requests to the Housing Corporation to integrate homeownership programs, such as HAP, with labour employment programs to create "single source funding" to communities. This has not taken place. They have also requested that more types of homeownership programs be developed. The people of the Western Arctic are also convinced that their historical claim upon the government, that housing grants and assistance are legitimate extension of early agreements, has been largely ignored.

The Special Committee has also discovered that many Housing Corporation tenants eligible for the Rental-Purchase program are unaware of the procedures involved in obtaining ownership. It was observed that the majority of these homes

left in this program are old and their condition is so poor that prospective owners would have to invest considerable sums, especially in the Eastern and Central Arctic regions, to bring these homes up to current health, safety and building code requirements.

NWT Housing Corporation regional staff testified to this Committee that their bureacracy is often bogged down in red tape or that their programs are dependent on other agencies, such as CMHC, whose decisions are often not appropriate for solving problems in the North. The Housing Corporation regional staffs in both the Eastern and Westen Arctic regions pointed out to us in detail the disparity in services, equipment and wages available to Government of the Northwest Territories Staff housing personnel and their organization. Local Housing Association and Authority Boards of Directors are also not receiving training in their areas of responsibilities. Proper budgeting and forecasting in the Housing Corporation is reported to be haphazard at best.

There is a shortage of housing in all regions of the Northwest Territories. From the smallest, isolated communities to the largest urban center, the Special Committee has found considerable evidence that overcrowding has created serious social problems.

At present little can be done in most communities to alleviate the housing shortage, as waiting lists for available housing are long. Most homes are small, even the newer rehabilitated ones. While it is true that the newer Public Housing units are fully serviced and are comparable to the quality found in Federal and Territorial staff housing, a substantial portion of the NWT Housing Corporation units we inspected were much poorer than Staff units and required substantial repairs. There is growing bitterness among non-government housed long term residents who see civil servants better housed and given first priorty to housing tied to a job. This policy direction of the government is in need of review.

In the private sector, small businesses are unable to compete with Federal and Territorial housing subsidy programs or staff housing facilities. Housing Associations have reported that they are unable to compete with the wage, benefits and accommodation packages offered by government. In effect, the Housing Associations are training tradesmen and administrative staff for other employers. It is not unusual to have Secretary-Manager turnover in most regions exceeding 50% per year, for example.

Throughout our Public hearings we received testimony from many people on their interest in and inability to achieve homeownership. In some cases people were unable to obtain mortgage money because banks would not lend it, or various appraisers could not agree on the true value or market value of an existing home. There is a growing interest in owner

built homes but the available funding for such ventures is limited and the restrictions on eligibility eliminate those households who could best afford them.

The Special Committee proposes to investigate areas in which the private sector could be encouraged to participate to a greater degree in increasing the housing stock in the Northwest Territories.

In regard to the issue of community control, the Special Committee has received, in the course of public hearings and through written submissions, many suggestions for further investigation. Some of these include:

-The inclusion of housing into existing municipal structures; essentially, housing would become a municipal responsibility with appropriate funding.

-The funding and development of regional Housing Federations, such that they assume responsibilities for allocation, identification of training and other Housing Association development needs.

-The formation of Housing Committees under the auspices of the recently developed Regional Councils, again with regional responsibilites such as those outlined above.

-The encouragement, and more importantly, the funding, of independent housing agencies, such as non-profit and native housing development and delivery agencies - eg. the Inuit Non-Profit Housing Corporation and the Inuvialuit Regional Housing Corporation.

-The adoption of a Housing Association development strategy whereby these local bodies could, with assistance in the form of staff training and development and educational workshops for Board of Directors, gradually assume greater control over all housing programs in a community.

Community control is but one of many public concerns brought to the attention of the Special Committee. Although many speakers and submissions were critical of the NWT Housing Corporation, it should be pointed out that, aside from formal meetings with the NWT Housing Corporation, which were largely information exchanges, the Special Committee has not had time to fully address the issue of the performance of the NWT Housing Corporation.

Since the first Task Force on Housing report, which was tabled in Territorial Council in 1972, the NWT Housing Corporation has never been reviewed by the body responsible for its creation - the Legislative Assembly of the NWT. Internal reviews have been undertaken by the NWT Housing Corporation itself and subsequent re-organization and changes in senior management have occurred frequently over the past ten years. The NWT Housing Corporation has also experienced an infusion of large numbers of staff and the usual problems associated with accelerated growth have been noted both by the public and NWT Housing Corporation staff.

Given that the NWT Housing Corporation is responsible for the delivery of most of the housing programs currently available in the NWT and since public concerns about the performance of the NWT Housing Corporation and housing in general are urgent and numerous, the Special Committee considers that it is the responsibility of the Legislative Assembly to fully address these issues. To this end, the Special Committee proposes, in the second phase of its work, to undertake a formal review of the Northwest Territories Housing Corporation in order to assess the performance, organization and objectives of that agency. The purpose of this review is not to identify persons responsible for the mistakes of the past, but rather to identify structural inefficiencies and policies that should be changed.

The Honourable Minister responsible for the Northwest Territories Housing Corporation has, on many occasions and most recently in meetings with us in Baker Lake and Rankin Inlet, assured us that the Northwest Territories Housing Corporation is ready to cooperate with the Special Committee in this process. The President of the Northwest Territories Housing Corporation and his senior staff are prepared to provide us with the information required in order to evaluate current Northwest Territories Housing Corporation policies and practices. The Chairman of the Northwest Territories Housing Corporation Board of Directors has also indicated that he and his colleagues wish to contribute to any proposed changes in the Northwest Territories Housing Corporation structure.

With their co-operation and the assistance of other agencies and interest groups, the Special Committee hopes that its Final Report and recommendations will be a positive contribution in solving the serious housing problems of the Northwest Territories.

SUMMARY OF HOUSING CONCERNS, BAFFIN/HIGH ARCTIC

(1) Housing associations need more power if housing problems in the communities are to be resolved. NWTHC should consult with the associations instead of telling them what to do. Housing associations could become committees of the community council so that the communities have more control of housing.

(2) Housing associations don't get enough money from NWTHC to maintain houses properly. Tenants' energy conservation efforts are useless unless houses are well-built and well-maintained.

(3) There are communication problems between NWTHC and the housing associations. NWTHC doesn't consult the housing associations about policies it puts in place. The associations have no say in the choice of houses to be renovated and often houses which are in relatively good condition are rehabbed before houses in poor condition. The housing associations have no power to change rents.

(4) Using the courts to collect rent arrears does not solve the problem. Giving the housing association more power to deal with housing and rents would be more effective.

(5) Housing association employees are paid less than the government's Public Works employees and get few, if any, benefits.

(6) Communities should be able to decide, on a regional basis, where new houses will be built.

(7) Houses are too small for big families and become even smaller when rehabbed. Houses are needed in a range of sizes from one- or two bedroom houses or apartments for single people and young couples to four- or five-bedroom houses for large families.

(8) Communities aren't consulted about the design of houses before they are built or rehabbed. Even in communities where local firms get rehab contracts, they can't change blueprints even to fix mistakes or to make desirable changes.

(9) Houses are poorly-built and poorly-maintained, and there are many problems with foundations. Poor quality materials seem to be used in construction or rehab work, and rehab work is often so poorly done that it has to be re-done.

(10) Rehabs are done at the wrong time of year. Instead of being done in winter, they should be done in spring or summer so that the house doesn't deteriorate during the rehab and so people can live in tents or be out on the land when rehab work is done.

(11) Local people and firms should be hired to work on rehabs and new construction projects because they live in the community and will make sure the work is done well. Training programs are needed for local people so that they qualify for such jobs.

(12) Different communities have different geographical and weather conditions. Houses and foundations should be designed specifically for the conditions of each community.

(13) Houses don't have enough storage space, cupboards, and porch space. Porches often are seen by NWTHC as wind protectors rather than as a usable part of the house.

(14) Many communities do not have enough houses and existing houses are seriously over-crowded. This causes social problems in the community and often means higher rents for the major wage-earner.

(15) Public housing units are not furnished and many people find they cannot afford to buy furniture for the house.

(16) The rules and rents are different for government employees living in staff housing than for people living in public housing and this causes resentment. In some communities, government employees are living in public housing because staff accommodation is not available and this makes the housing shortage more severe.

(17) Rents are too high and keep rising all the time even though peoples' salaries don't rise. The high cost-of-living means that some people have little money left for food after their rent is paid. Rent should be based on the net pay of the head of the household, not on the total income of all residents of the house.

(18) People pay the same rent regardless of the condition of the house or whether they do their own maintenance work on the house.

(19) Many people oppose the user-pay policy for electricity, particularly where no alternative power source is available. Others believe the user-pay system should not begin until houses have been renovated.

(20) More information about home ownership and how it works are needed in the communities.

(21) Home-owners need subsidies of essential services such as power, fuel and utilities if home ownership is to succeed in the treeless Eastern Arctic.

(22) A housing education program is needed for tenants of public housing units.

(23) The government should stop building public housing units and should restrict eligibility for public housing to needy families. The hidden economy with all its subsidies should be dropped and people should earn real salaries and pay real rents.

(24) Instead of rehabbing old houses, government should sell them and let private individuals put sweat equity into rehabbing the houses themselves, and then concentrate on the needed new housing.

(25) Changes are needed in federal housing programs to make them more suitable to conditions in the smaller settlements where housing is needed most.

(26) Houses should reflect tenants' needs. Disabled, handicapped and elderly people need special attention to their needs.

SUMMARY OF HOUSING CONCERNS, WESTERN ARCTIC

(1) The housing system is too complicated and people do not understand it. A simpler and clearer system is needed.

(2) Home ownership programs should be the priority, although public housing will continue to be needed. Only single-family rental units are being built this year. Eighteen units are being built under the HAP program, and 13 units under the rural and remote housing program.

(3) Different types of housing programs are needed for the different regions of the Northwest Territories.

(4) All the communities have a housing shortage and existing houses are often severely over-crowded, causing health problems, fire hazards and social problems. However, the Inuvik district office says associations do not always provide all the information about housing needs.

(5) Houses larger than three bedrooms are needed for larger families, and smaller units or apartments are needed for single people and young couples.

(6) Public housing still is needed in communities with high income levels such as Norman Wells and Inuvik; in fact, it may be needed more there because rents are so high.

(7) In some communities, government employees are living in public housing units rather than in employer-supplied accommodation and this makes the housing shortage worse.

(8) New houses should be allocated on the basis of where the need is greatest. The communities could get together as a region and decide on the allocation of new units. NWTHC says units are allocated on the basis of needs studies.

(9) NWTHC should sell its old houses to tenants at a nominal amount and provide a grant to fix the house up, then use the rehab money to build new houses and thus increase the housing stock.

(10) Instead of bringing in prefabricated houses by barge, NWTHC should give the communities money for log-home construction. A log home industry in the western NWT would provide homes and create jobs. Training programs are needed to help people build the log houses.

(11) Fort Good Hope delivered houses with funding which started at $75,000 per unit and dropped to $45,000, but has not received all of the houses it expected. People wonder why there is not more government support for a program which delivers houses for a total cost to NWTHC of $75,000.

(12) Houses are poorly-built, not suited to the Northern climate and construction materials are of poor quality, so operating and maintenance and energy costs are higher than if the houses had been built properly. Even new houses show signs of poor construction. Houses should be designed for different conditions in different communities.

(13) Maintenance is often poor. Housing associations don't get enough maintenance money; funding requests are turned down by NWTHC in Yellowknife. But the district uses two repair programs not used elsewhere -- the Emergency Repair Program (12 units this year); and the RRAP program (15 to 20 units this year). Ten houses will be rehabbed this year, and up to 14 senior citizens repair grants given.

(14) People are not asked about the design of houses. They want to be able to sit down with an architect and design their own houses within their budget limitations.

(15) Many houses are dark inside, and some don't have kitchen windows. Tenants cannot install windows or paint the inside walls a lighter colour. The district office says associations haven't asked for the change.

(16) Many people would rather have a wood-burning heater than a furnace. Conventional furnaces are a waste of money in log houses.

(17) Contractors who build houses do not seem to be well-regulated or licensed. Contractors who are known to have built unsatisfactory houses should not be given any other contracts.

(18) Serious communications problems, and a wasteful duplication of work, exist between the associations and NWTHC's Inuvik district office and NWTHC headquarters in Yellowknife.

(19) People need information about home-ownership and help if they are to buy or build their own homes. Suggestions included grants to anyone buying or building a house and equalization of service and utilities costs, as proposed in a 1972 NWT Council report; an interest-rate subsidy; a transportation subsidy; government preparation of lots and utilidors as a package to make lots cheaper; and help in getting mortgage money.

(20) Housing associations need more power, more funding, and a greater role in controlling housing provision, repair and maintenance within their communities. Workshops and training is needed for housing association board members.

(21) NWTHC should consult communities and housing associations about housing needs, programs, the design and location of houses, and whch houses should be rehabbed.

(22) All funds for housing, whether for new construction or repair programs, should be given to the community, without being diluted by administration costs, so it could decide how the money could best be spent. Having housing fit under the municipal umbrella is an idea worth studying.

(23) NWTHC should be a funding agency to administer funds; it should not be designing houses, supplying packages and materials and telling people where to build houses.

(24) Supplies shipped by NWTHC often don't arrive until the building season is over or almost over. Some HAP housing packages are not complete and so construction is delayed. Communities cannot get more HAP packages until previous ones are completed. People can't apply for HAP if they owe rent.

(25) People have difficulty following blueprints unless an experienced builder is working with them. The blueprints are done in metric, while supplies are in feet and inches.

(26) Home ownership grants are difficult to get and not adequate to complete the work because of the high cost of living. Income ceilings set under federal funding programs should recognize the high cost of living.

(27) Rents are too high. Rent should be based on the net income of the head of the household only. People should not have to pay rent when they are out trapping. In setting rents, the economy of the whole community should be considered; in some communities, few jobs exist.

(28) Rent should be based on the type of house and its condition. The rent shouldn't be the same for northern rental houses without running water as for public housing with running water. Full rent shouldn't be charged if houses are not properly maintained.

(29) Economic rents are very high in Norman Wells and Inuvik, but the housing associations still haven't seen the formulas which were used to arrive at the new rates. The town of Inuvik says the ceiling on economic rent should be removed as a way of encouraging home ownership.

(30) Rehabs should be done well so that a rehabbed house doesn't have to be rehabbed again in a year or two, and should be done in summer, not winter. Houses should be properly inspected before people move into them.

(31) NWTHC takes a long time to make decision on grant applications, applications to buy northern rental houses, and changes in rehab specifications made necessary because all the supplies were not sent.

(32) Communities need government assistance in developing and servicing new lots for housing. Inuvik and Norman Wells have not yet received impact funding to help them cope with increased resource development activities.

(33) Communities say housing association employees are paid low wages. However, the Inuvik district office of NWTHC says association employees have a benefit package equivalent to that offered to government employees.

(34) Workshops or tenant education programs are needed for tenants of public housing.

(35) The board of directors of NWTHC should include representatives from the regions and should deal with regional concerns at its meetings.

SUMMARY OF REGIONAL CONCERNS, SOUTH MACKENZIE

(1) Houses often are not well-built and have to be repaired every few years. Houses seem to have been built to minimum standards.

(2) In most communities, there is a housing shortage and existing housing often is severely over-crowded. Smaller units are needed for young people, single parents and senior citizens in most communities.

(3) There isn't enough money to repair and maintain houses properly. Sometimes houses which don't need repairs are fixed, while houses which need repairs are not fixed. Often, repair programs don't provide enough funding. Perhaps money could be taken out of the unlimited utilities budget to fix up the houses and thus reduce the utilities costs.

(4) Home ownership should be encouraged, but public housing will still be needed.

(5) Northern rental units should be sold "as is" to tenants, and a grant supplied to help the tenants fix up the units. People who buy the units need help to repair them.

(6) A single-source funding program is needed to provide material and labour costs under the Home-ownership Assistance Program. While there are trained log builders in some communities, no money is provided by HAP so they can help the home-owners.

(7) People need training programs or skilled help if they are to build good-quality programs under HAP.

(8) More money should be put into home ownership programs. There are far more applicants for HAP packages than can be accommodated with the existing funding.

(9) People are confused by the various funding programs. There is too much bureaucracy and too many agencies involved. Program information should be provided in native languages so people can take advantage of them.

(10) People don't understand that under some repair programs, they have to pay some money back.

(11) Under some programs, people must have title to land to get funding. In communities where land is owned communally, this poses problems. Perhaps the band coucnil could own the land and lease it to people.

(12) People who live outside established communities also should be entitled to housing or to funding programs.

(13) Houses should be built of logs and heated by woodstoves, except for some senior citizens who may need furnaces.

(14) In communities where there is no public housing, people still need help to fix their houses and sometimes to build additions to accommodate growing families.

(15) Treaty Indians in the south have special housing programs, but Treaty people in the NWT are looked after by NWTHC and they feel they are not getting their fair share of the housing money.

(16) People on the Hay River Reserve have limited access to housing programs, and the funding agencies seem confused about the reserve's status. The federal government says NWTHC is responsible for reserve housing, but the reserve isn't treated like the other communities.

(17) More flexible federal funding programs are needed in the NWT to meet Northern conditions.

(18) Houses should be inspected as they are built, whether they are under the HAP program or not.

(19) The HAP program discriminates against single female parents who do not possess building skills.

(20) More mortgage programs are needed to help people who can't get mortgage money from the banks. The rural and remote program is the only mortgage program and it is run by CMHC.

(21) There is a need for communities to share information about housing. Good Northern house design should be encouraged and rewarded.

(22) Houses should be larger to accommodate the bigger families.

(23) The minimum public housing rents provide no incentive for people to work. The system of charging a percentage of gross income for rent may discourage people from working.

(24) People feel justified in not paying rent when their houses haven't been repaired and maintained.

(25) Rents should be based on net pay, not on gross income.

(26) People living in northern rental units want running water and sewage pumpout services.

(27) Houses need bigger water and sewage tanks. In one community, the tanks are below the minimum size set by the national building code.

(28) Some public housing units are designed with such unnecessarily high specifications that they cost more to build and make it difficult or impossible for contractors to hire local people to help build them.

(29) Dene from all the communities should be trained in maintenance of housing.

(30) Power shouldn't be cut off to peoples' houses during the winter, even if they have not paid their bills.

(31) Power costs should be stabilized if home ownership is to be successful.

(32) In many communities, tenants owe back rent and thus can't sit on the housing association board. People who are in arrears also can't get HAP packages or buy northern rental units.

(33) Housing associations should be involved in deciding who gets contracts for housing construction. Contracts should specify that local labour will be used.

(34) Repair programs should be administered by communities. Communities should be involved in ordering and distributing housing materials.

(35) Changes are needed in housing associations. One suggestion was to make them tenants' associations; another suggestion was that wider community representation was needed on the association board. Housing associations have little power, but the housing authorities seem satisfied with their powers.

(36) Changes are needed within NWTHC to reflect communities' abilities to make their own decisions and run their own programs. Suggestions included: dissolving NWTHC; restructuring NWTHC to provide more community control; giving regional and community councils control over housing; and making NWTHC district offices part of the administration structure of regional councils.

(37) NWTHC needs to do long-term planning, for at least five years ahead, so that communities will know how many houses they will get and when. Communities need lead time to prepare logs, lots and roads and other services.

(38) More housing contracts should go to communities or to local firms because this results in better-quality construction.

(39) Housing funding should go to bands or councils to provide housing that meets peoples' needs.

(40) Changes are needed in the NWTHC board of directors. One suggestion was that the board should include a representative of every community; another that members should be named by, and be accountable to, regional councils.

NOTE: Summaries of verbatim transcripts for the Yellowknife/Kitikmeot and Keewatin tours were unavailable at the time of printing. Persons wishing to receive summaries of these transcripts may contact the Legislative Assembly.

PUBLIC HEARINGS	DATE
Grise Fiord	June 3, 1984
Resolute Bay	June 4, 1984
Pond Inlet	June 5, 1984
Arctic Bay	June 6, 1984
Clyde River	June 8, 1984
Pangnirtung	June 11, 1984
Forbisher Bay	June 12, 1984
Cape Dorset	June 13, 1984
Lake Harbour	June 14, 1984
Norman Wells	July 9, 1984
Fort Good Hope	July 10, 1984
Fort Norman	July 11, 1984
Fort Franklin	July 12, 1984
Tuktoyaktuk	July 13, 1984
Inuvik	July 16, 1984
Aklavik	July 17, 1984
Fort Simpson	August 13, 1984
Rae-Edzo	August 14, 1984
Snowdrift	August 15, 1984
Fort Providence	August 17, 1984
Detah	August 20, 1984
Lac La Martre	August 21, 1984
Fort Resolution	August 21, 1984
Fort Smith	August 22, 1984
Hay River	August 22, 1984
Yellowknife	September 11, 1984
Holman Island	September 12, 1984
Sachs Harbour	September 13, 1984
Coppermine	September 17, 1984
Cambridge Bay	September 18, 1984
Spence Bay	September 19, 1984
Pelly Bay	September 19, 1984
Gjoa Haven	September 20, 1984
Baker Lake	October 9, 1984
Rankin Inlet	October 10, 1984

OTHER MEETINGS	DATE
NWT Housing Corporation Board of Directors	April 10, 1984
Housing Association, Pond Inlet	June 5, 1984
Housing Association, Arctic Bay	June 6, 1984
Housing Association, Clyde River	June 8, 1984
Housing Association, Pangnirtung	June 11, 1984
NWT Housing Corporation and GNWT Assistant Regional Director, Frobisher Bay	June 12, 1984
Mayor of Frobisher Bay	June 12, 1984
Baffin Housing Federation, Frobisher Bay	June 12, 1984
Director Social Services, Frobisher Bay	June 12, 1984
Hillside Housing Coop, Frobisher Bay	June 12, 1984
Hamlet Council, Cape Dorset	June 13, 1984
Hamlet Council and Housing Association, Lake Harbour	June 14, 1984
Housing Association, Norman Wells	July 9, 1984
Housing Association Fort Franklin	July 12, 1984
Housing Association Tuktoyaktuk	July 13, 1984
Housing Corporation District Office, Inuvik	July 16, 1984
Housing Association, Inuvik	July 16, 1984
Town Council, Inuvik	July 16, 1984
Housing Association, Fort Simpson	August 13, 1984
Fort Simpson Band Council	August 13, 1984
Fort Smith Housing Authority	August 22, 1984
Hay River Reserve	August 23, 1984
Hay River District Office	August 24,.1984
Yellowknife District Office	September 11, 1984
NWT Housing Corporation Board of Directors	September 26, 1984
NWT Housing Corporation, Baker Lake	October 9, 1984
NWT Housing Corporation, Rankin Inlet	October 10, 1984
Rankin Inlet Housing Corporation District Office	October 10, 1984

LIST OF SPEAKERS
BAFFIN TOUR (JUNE 1984)

Grise Fiord - June 3, 1984

Public Hearing

1. Ms. Ooleesie Akeeagok - Director of Housing Association
2. Mr. Paulosee Nungak - Director of Housing Association
3. Mr. Peepeelee Pijamini - Chairman, Settlement Council
4. Mr. Josaphie Flaherty
5. Mr. Raymond Mercredi
6. Mr. Elijah Nutara - Vice-Chairman of Housing Association
7. Mr. Josaphie Kiguktak - Chairman of Housing Association
8. Mr. Looty Pijamin
9. Mr. Abraham Pijamini

Resolute Bay - June 4, 1984

Public Hearing

1. Mr. Phillip Nungak
2. Mr. Levi Nungak
3. Mr. George Eekalook - Chairman of Housing Association
4. Mr. Bezal Jesudason
5. Mr. Water Aoudla
6. Mrs. Minni Allakariallak - Director of Housing Association
7. Mrs. Elizabeth Allakariallak
8. Mrs. Lucy Aoudla, Secretary-Manager, Resoolute Bay Housing Association

Pond Inlet - June 5, 1984

Public Hearing

1. Mrs. Gemima Nutaraq
2. Mrs. Rebecca Enuusaq Qitsualik - Director of Housing Association
3. Mrs. Philippe Ootoona
4. Mr. Abigail Idlou
5. Mrs. Letia Kayak
6. Mrs. Angoitianuk Katsak
7. Mr. Gamaliez Kilukishak
8. Mr. Appia Awa
9. Mr. Paul Idlout - Director of Housing Association
10. Mr. Joe
11. Mr. Jayko Anaviapik
12. Mrs. Carmen Kilukishak
13. Mrs. Mary Arnatsiaq
14. Mrs. Regilee Erkloo
15. Mr. Isacie Anaviapik
16. Mrs. Kuppaq Muctar
17. Mr. Elijah Erkloo - MLA, Foxe Basin

Arctic Bay - June 6, 1984

Meeting with Housing Association of Arctic Bay

Most speakers did not identify themselves

1. Mr. Daniel Aola
2. Mr. Charlie Inuraq
3. Jake

Public Hearing

1. Mr. Aimo Mukpaluk
2. Mr. Philip Qamaniq
3. Mr. Olayuk Kigutikaarjuk
4. Mrs. Qapik Attagutsiak
5. Mr. Panekpak Ettuk
6. Mr. Akikuluk Shappa
7. Mr. Ikey Kigutikaqjuk
8. Mr. Charley Inuraq - Chairman of Housing Association
9. Mrs. Kautaq Aliguq
10. Mr. Frank Pearce - Secretary Manager, Arctic Bay
11. Mrs. Koonoo Ipirq - Vice-Chairman of Housing Association
12. Mr. Panipak Ettuk
13. Mr. Joshua Kango
14. Mr. Daniel Aola
15. Ms. Kautaq Josephie
16. Ms. Koonoo Mucpaloo
17. Ms. Natsiq Alainga
18. Ms. Tina Pauloosie
19. Ms. Qapik Atagutiaq
20. Ms. Leah Levi
21. Ms. Elisapee Alooloo

Clyde River - June 8, 1984

Meeting with Housing Association

1. Mr. Joanasie Apak

Public Hearing

1. Mr. Pauloosie Paniloo - MLA, Baffin Central
2. Mr. Aipellie Qillaq
3. Ms. Killaq Enuaraq
4. Mr. Joanasie Hainnu
5. Mr. Joanasie Apak - Chairman of Housing Association
6. Mr. Peter Koonilusie
7. Mr. Moses Natanine
8. Mr. Ivo Kootook
9. Mr. Elijah Palituq

Pangnirtung - June 11, 1984

Meeting with Housing Association

1. Mr. Joanasie Maniapik
2. Mr. Tommy Evic
3. Mr. Pauloosie Paniloo - MLA, Baffin Central
4. Mr. Manasie Evic - Chairman
5. Ms. Ooleepa Kilabuk

Public Hearing

1. Mr. Pauloosie Paniloo - MLA, Baffin Central
2. Mr. Joanasie Maniapik
3. Ms. Iola Metuk
4. Mr. Ipeelee Kilabuk
5. Mr. Simon Saimaiyuq
6. Mr. Pauloosie Veevee
7. Mr. Manasie Evic - Chairman of Housing Association
8. Mr. Ipele Uniushagak
9. Mr. Iola Metuq
10. Ms. Annie Ookaliq
11. Mr. Pudluq Kilabuk
12. Mr. Elijah Nowdlak
13. Mr. Jayco Kakusuk
14. Ms. Tapitia Kakkik
15. Mr. Pauloosie Qarpik

Frobisher Bay - June 12, 1984

Meeting with NWTHC Baffin District Office

1. Mr. Herb Hunt - District Manager, Housing Corporation
2. Mr. Tom Demcheson
3. Mr. Pauloosie Paniloo - MLA, Baffin Central
4. Honourable Dennis Patterson - MLA, Iqaluit
5. Mr. Ken MacRury

Meeting with Mayor, Brian Pearson

Meeting with Baffin Housing Federation

1. Mr. Thomas Kublu - Chairman
2. Mr. Pauloosie Paniloo

Meeting with Director of Social Services, Ms. Geela Giroûx

Meeting with Frobisher Bay Housing Association

1. Mrs. May Lonsdale

Meeting with Hillside Housing Co-op

1. Ms. Mary Ellen Thomas - Chairperson
2. Mr. Gary McLellan - Consultant
3. Mr. Allan Kary Treasurer

Public Hearing

1. Mr. Mike Michael
2. Mr. Trevor Pollitt - Hospital Administrator
3. Mr. Rick Hamburg
4. Mrs. Heidi Hamburg
5. Mr. Arnaituq Ipellie
6. Mr. Bill Barnie
7. Mrs. Donna Bell
8. Mrs. Monica Connolly
9. Mr. Chuck Gilhouly - Secretary Manager, Housing Association, Cape Dorset
10. Mr. Markosie Peter
11. Mr. Joanasie Akumalik
12. Mr. Joanasie Akeeshoo
13. Mrs. Geela Giroux - Director of Housing Association
14. Mr. Joe Rizzotto - Secretary Treasurer - Town
15. Honourable Dennis Patterson - MLA, Iqaluit
16. Mr. Josie Papatsie
17. Mr. Herb Hunt
18. Mrs. Alice Joamie
19. Mr. Chuck Gilhouly
20. Mrs. May Lonsdale

Cape Dorset - June 13, 1984

Public Hearing

1. Mr. Ekalook Parr
2. Mr. Tommy Manning
3. Mr. Ashivak Ezekiel
4. Ms. Kanajuq Pootoogook
5. Mr. Pinguaqtuq Ootookie
6. Ms. Qujuq Etidloi
7. Mr. Sakiasee Ragee
8. Ms. Pelaloosie Gaila
9. Ms. Annie Manning
10 Adamie
11. Mr. Tukiki Oshuetuk
12. Mr. Iola Tunili
13. Mr. Oshosiaq Pudlat

Lake Harbour - June 14, 1984

Meeting with Hamlet Council and Housing Association

1. Mr. Olamie Timilaaq - Chairman of Housing Association
2. Mr. Joanie Ikkidluaq - Director of Housing Association
3. Mr. Jamesie Kootoo
4. Mr. Andrew Johnson - Secretary Manager of Hamlet
5. Lucassie
6. Mr. Olamie Timil

Public Hearing

1. Mr. Olamie Timilaaq - Chairman of Housing Association
2. Mr. Joanie Ikkidluaq - Director of Housing Association
3. Mr. Noojaliaq Qimiqpik
4. Mr. Jamasie Kootoo
5. Mr. Malektoo Laita
6. Lucassie
7. Mr. Elyiah Pudloo
8. Ms. Jeanie Pudluk
9. Ms. Akeegok Ekelluaq
10. Mr. Saimanik Sagiaktok - Director of Housing Association
11. Mr. Judea Goteleak
12. Mr. Andrew Johnson - Secretary Manager of Hamlet
13. Mr. Pudloo Mangesiak - Director of Housing Association
14. Mrs. Itee Timilaaq
15. Mrs. Leah Akavak

LIST OF SPEAKERS
WESTERN ARCTIC TOUR (JULY 1984)

Norman Wells - July 9, 1984

Meeting with Housing Association

1. Ms. Lynn Letain - Chairperson
2. Ms. Valerie Tassie - Secretary Manager
3. Mr. Lavern Armstrong - Director

Public Hearing

1. Mayor Kathleen Bjornson
2. Mr. Mike Mrdjenovich
3. Mr. Bob Wagester - Maintenance for Housing Association
4. Mr. Ted Ozolins
5. Mr. Bernie Feodoroff

Fort Good Hope - July 10, 1984

Public Hearing

1. Chief Charlie Barnaby - Fort Good Hope Band
2. Mr. Tom Erger - Housing Co-ordinator of Fort Good Hope Band
3. Mr. Tony Grandjambe - Band Manager - Community Council
4. Mr. George Barnaby - Councillor of Fort Good Hope Band
5. Mr. Jonas Kakfwi
6. Mr. Louis Boucan
7. Mr. Andy Stewart - Chairman of Housing Association
8. Mr. George Abelon
9. Mr. John T'Seleie - MLA, Sahtu

Fort Norman - July 11, 1984

Public Hearing

1. Mr. Rocky Norwegian - Director of Housing Association
2. Ms. Rosie Norwegian
3. Mr. Robert Clement - Manager, Fort Norman Band
4. Mr. Fred Widow
5. Mr. Victor Nenicho
6. Mr. Alvin Yallee
7. Mayor Raymond Yakalea
8. Mr. Paul Wright

Fort Franklin - July 12, 1984

Meeting with Housing Association

1. Ms. Lena Cleary - Secretary Manager
2. Ms. Cecilea Modeste - Chairperson
3. Chief George Kodakin - Fort Franklin Band
4. Mrs. Rosie Sewi - Director

Public Hearing

1. Chief George Kodakin - Fort Franklin Band
2. Mayor Isadore Yukon
3. Mr. John Tutcho - Director of Housing Association
4. Mr. Alfred Taniton
5. Ms. Lena Cleary - Secretary Manager of Housing Association
6. Ms. Cecilia Baton - Social Worker
7. Mr. Dolphus Tutcho - Vice-Chief Fort Franklin Band Council
8. Mr. Dan Prima
9. Mr. Leon Modeste
10. Mr. Paul Baton
11. Mr. Dolphus McKenso - Maintenance for Housing Association

Tuktoyaktuk - July 13, 1984

Meeting with Housing Association

1. Ms. Vincenza De Bonis - Secretary Manager
2. Mr. Joey Carpenter - Chairman

Public Hearing

1. Mayor Calvin Pokiak
2. Mr. Ralh Kimiksana
3. Mr. Jimmy Jacobson - Director of Housing Association
4. Mr. Charley Gruben
5. Mrs. Rosie Ovayuak
6. Mr. Emmanuel Felix - Deputy Mayor
7. Mrs. Laura Lucas
8. Mrs. Persis Gruben
9. Mr. Joe Nasogaluak
10. Mrs. Lucy Cockney
11. Ms. Vincenza De Bonis - Secretary Manager of Housing Association
12. Ms. Ella Jean Nogasok
13. Mr. Vince Steen
14. Ms. Jean Gruben
15. Ms. Louise Gruben
16. Mr. Joe Carpenter - Chairman of Housing Association
17. Ms. May Elias
18. Ms. Minnie Stuart

Inuvik - July 16, 1984

Meeting with Housing Corporation District Office

1. Mr. Jon Magnusson - District Manager

Meeting with Housing Association

1. Mrs. Betty Dee - Secretary Manager
2. Mr. Jeff Gardiner - Maintenance
3. Ms. Ruth Coady - Chairperson
4. Ms. Shirley Kasoon
5. Ms. Diana Tingmiak - Director
6. Mr. Dave Seabrook - Director
7. Ms. Vivian Hunter

Meeting with Town Council

1. Mr. Tom Zubko - Councillor

Public Hearing

1. Mr. Ben LePage
2. Mr. Morris Dee
3. Mr. John Raymond
4. Ms. Margaret Cockney
5. Mr. Barry French
6. Mr. Gerry Petrin
7. Chief Cec McCauley - Inuvik Band Council
8. Mr. Lyall Trimble
9. Mrs. Betty Dee - Secretary Manager of Housing Association
10. Mrs. Vivian Hunter

Aklavik - July 17, 1984

Public Hearing

1. Mr. Charlie Furlong - Aklavik Band Manager
2. Mr. Andrew O'Neill - Secretary Manager of Housing Association
3. Ms. Annie Gordon
4. Mr. Jim Edward Sittichinli
5. Ms. Sarah Irish

LIST OF SPEAKERS
SOUTHERN MACKENZIE TOUR (AUGUST 1984)

Fort Simpson - August 13, 1984

Meeting with Sharon Moore, Housing Association

Meeting with Fort Simpson Band Council

1. Chief Jim Antoine
2. Mr. Donald Antoine
3. Mr. Kevin Menicoche
4. Mr. Steve Moses
5. Mr. Eric Menicoche

Public Hearing

1. Mr. Gerry Antoine - Community Secretary, Jean Marie
2. Mr. Betty Menicoche
3. Mr. Patrick Scott - Executive Director, Deh Cho Regional Council
4. Mr. Don Antoine
5. Chief Jim Antoine - Fort Simpson Band
6. Mr. Paul Gammon - Secretary Treasure, Village of Fort Simpson

Rae-Edzo, August 14, 1984

Public Hearing

1. Chief Joe Rabesca
2. Ms. Violet Camsell - Band Manager for Rae Dene Band
3. Mr. Henry Zoe - Secretary Manager for the Hamlet
4. Mr. Jean-Pierre Michel
5. Mr. Eddy Lafferty
6. Mr. Nick Black - Band Council member
7. Mr. Pierre Wedzin
8. Mr. Jimmy Erasmus
9. Ms. Mary Ann Tsetta
10. Mr. James Wah-Shee, MLA for Rae, Lac La Martre
11. Mr. Sam Football
12. Mr. Bruno Eyakfwo
13. Mr. Pierre Klocka
14. Mr. Philip Dryneck
15. Mr. Eddy Erasmus - Sub-chief of Rae Band

Snowdrift - August 15, 1984

Public Hearing

1. Chief Felix Lockhart
2. Mr. Pierre Marlowe
3. Mr. Philip Desjarlais
4. Ms. Madeline Marlowe
5. Ms. Bernadette Lockhart
6. Mr. Tommy Lockhart - Band Manager
7. Mr. Ernie Michel
8. Ms. Emerence Cardinal - Snowdrift Band Council
9. Mr. Jonas Catholique
10. Ms. Annie Catholique
11. Ms. Mary Louise Rabesca
12. Ms. Judith Catholique
13. Mr. JC Catholique
14. Mr. Zepp Cassaway

Fort Providence - August 17, 1984

Public Hearing

1. Chief James Thom
2. Ms. Joanne Pilkey - Settlement Secretary
3. Mr. Jospeh Bonnetrouge
4. Mrs. Elise Gargan
5. Ms. Margaret Thom
6. Mr. Joachim Bonnetrouge
7. Mr. Art Look
8. Ms. Maggie Levavasseur - Housing Association
9. Mr. Sam Ellize
10. Mr. Sam Gargan - MLA, Deh Cho

Detah - August 20, 1984

Public Hearing

1. Chief Isadore T'Setta
2. Mr. Henry Beaulieu - Band Manager Yellowknife V Band
3. Mr. Edward Lacorne
4. Mr. Ernie Abel
5. Mr. Joe Martin
6. Mr. Morris Sangris
7. Mr. Alexis Crapeau
8. Mr. Alexis Lacorne
9. Mr. Jonas Sangris
10. Mr. Alex McKenzie
11. Mr. Isadore Sangris
12. Mr. Philip Goulet
13. Mr. Michel Noel
14. Mr. Gabriel Doctor
15. Mr. Benny Tsetta
16. Ms. Elise Liske
17. Mr. Alfred Baillergeon
18. Mrs. Sophie Potfigher
19. Mrs. Helen McKenzie
20. Mrs. Celine T'Setta
21. Mrs. Mary Sangris
22. Mrs. Therese Sangris
23. Mr. Joe Crapeau
24. Mr. Ben LePage
25. Mrs. Rose Betsina
26. Mrs. Muriel Betsina
27. Mr. Alex Beaulieu
28. Mrs. Alice Beaulieu
29. Mr. Michael Ballantyne - MLA, Yellowknife North

Lac La Martre - August 21, 1984

Public Hearing

1. Subchief Johnny Nitsiza
2. Mr. Louis Wedawin
3. Mr. Joe Fish
4. Mr. Mantin Mantla
5. Mr. Alphonse Apple - Band Councillor for Rae Lakes
6. Mr. Louise Whane - Subchief for Snare Lake
7. Ms. Louise Wellah
8. Mr. Johnny Bishop
9. Mr. Harry Alexis
10. Mr. James Wah-Shee, MLA for Rae, Lac La Martre
11. Mr. William Beaverho
12. Mr. Nick Mantla - Settlement Chairman
13. Mr. Joe Champlain

Fort Resolution - August 21, 1984

Public Hearing

1. Mrs. Lena McKay
2. Mr. Lloyd Cardinal
3. Mr. Cecil Lafferty
4. Mr. John Bjarnsson
5. Ms. Lucienne Buggins
6. Ms. Charlotte Jerome
7. Mr. John Sayine
8. Mr. John Rymer
9. Ms. Violet Bailey
10. Ms. Liz Beaulieu

Fort Smith - August 22, 1984

Meeting with Fort Smith Housing Authority

1. Ms. Angie Bevington
2. Ms. Karen Bohnet
3. Mrs. Yvonne Kaskamin
4. Ms. Dora Jones

Public Hearing

1. Mr. Kit Spence
2. Mr. Dennis Bevington
3. Mr. Dave Grundy
4. Mr. Henry Beaver
5. Mrs. Freida Martsellos
6. Mayor John Vogt
7. Ms. Angie Bevington

Hay River - August 23 - 24

Meeting with Hay River Reserve

1. Chief Pat Martel
2. Mr. John Smallgeese
3. Mr. Bill Thomas
4. Mr. Roy Fabien
5. Ms. Verna Tambour
6. Mrs. Barb O'Neil - Band Manager, Hay River Reserve

Public Hearing

1. Honourable Don Stewart - MLA, Hay River
2. Mrs. Eileen Vail
3. Mr. Michael Rob
4. Mr. Al Vail
5. Ms. Linda Mandeville
6. Mr. Matt Villebrun

Meeting with Hay River District Office

1. Mr. Tom Beaulieu
2. Mr. Allan Reid
3. Mr. Dave Morgan

LIST OF SPEAKERS
YELLOWKNIFE/KITIKMEOT TOUR (SEPTEMBER 1984)

Yellowknife - September 11, 1984

Public Hearing

1. Mrs. Barbara Bromley
2. Ms. Eya Lewycky
3. Mr. Larry Babiuk - Chairman, Housing Authority
4. Mr. Doug Diener - Manager, Housing Authority
5. Mayor Don Sian
6. Ms. Gail Cyr
7. Mr. Dave Speakman
8. Mr. Len Jason
9. Mr. Tony Chang
10. Mr. Chris Holloway
11. Ms. Barb McLean
12. Ms. Ann McKay
13. Mr. Manuel Jorge
14. Ms. Carolyn Essery
15. Ms. Fiona McGregor
16. Ms. Lyn Sanders
17. Mr. Frank Ramsay
18. Mrs. Pat McMahon
19. Mr. Bob McQuarrie - MLA, Yellowknife Centre

Meeting with Yellowknife District Office

1. Mr. Dick Kaip

Holman Island - September 12, 1984

Public Hearing

1. Mayor Isaac Aleekuk
2. Mr. Kane Tologanak
3. Mr. Bill Goose
4. Mr. Donald Inuktalik - Housing Association maintenance

Sachs Harbour - September 13, 1984

Public Hearing

1. Mrs. Agnes Carpenter - Housing Association
2. Mrs. Edith Haogak - Housing Association
3. Ms. Shiela Nasogaluak
4. Mr. Ernest Pokiak
5. Mr. Frank Kudluk
6. Mr. Frank Staffenson
7. Mr. Charlie Haogak - NWT Housing Corporation Director
8. Ms. Shiela MacDonald

Coppermine - September 17, 1984

Public Hearing

1. Ms. Edna Elias
2. Mr. Edward Havioyak
3. Ms. Agnes Allen
4. Mr. Dan Harvey - Hamlet Counciller
5. Mr. Alex Alogeeak
6. Mr. Tom Pigalak - Hamlet Foreman
7. Mr. Ronnie Tologanak - Housing Association maintenance

Cambridge Bay - September 18, 1984

Public Hearing

1. Mrs. Gwen Ohokak - Hamlet Counciller
2. Mr. Henry Ohokannoak
3. Mr. Bill Lyle

Spence Bay - September 19, 1984

Public Hearing

1. Mayor Steve Alookee
2. Mr. Ashevak
3. Mr. John Mannilaq - Chairman of the Health Committee
4. Mr. David Tucktoo - Chairman, Housing Association and Deputy Mayor for Hamlet
5. Mrs. Mary Neeveacheak - Secretary Manager, Housing Association
6. Mr. John Tucktoo - Vice-Chairman, Housing Association
7. Mr. Peter Etoolook
8. Mr. Steve Akkak - Director, Housing Association
9. Mr. Tooleeatuk
10. Mr. James Eetoolook
11. Mr. Jonas Saittuq

Pelly Bay - September 19, 1984

Public Hearing

1. Bernard
2. Mr. Barthelemy Nerlongayk - Chairman of Housing Association
3. Mr. Levi Illuituq - Director of Housing Association
4. Mayor Guy Kakianrun
5. Mr. Gino Akakkak - Director of Housing Association
6. Mr. John Ningak
7. Ms. Dolorosa Nartok - Secretary Manager of Housing Association
8. Mr. Nick Amautinuak
9. Mr. Alexander Inutuinuk - Maintenance Foreman
10. Josie - Man
11. Helen - Woman
12. Mr. Zachary Ittimangnak - Councillor for Hamlet
13. Mr. Febian Oogark - Councillor for Hamlet

Gjoa Haven - September 20, 1984

Public Hearing

1. Mayor Peter Okpil
2. Mr. Ralph Porter
3. Mr. Eddie Angottitauruq
4. Mrs. Miriam Aglukkaq
5. Mrs. Mary Tabalook
6. Mr. Donald Kogvik - Housing Association
7. Mr. Peter Akkikungnaq
8. Mr. Andy Paulooniak
9. Mr. Ikey Pooyatak
10. Mrs. Annie Arqviq
11. Mr. Dominique Tungilik - Vice Chairman, Housing Association
12. Mr. Michael Angottitauruq - MLA, Kitikmeot East

LIST OF SPEAKERS
KEEWATIN TOUR (OCTOBER 1984)

Baker Lake - October 9, 1984

Meeting with NWT Housing Corporation

1. Honourable Gordon Wray - Minister Responsible for NWTHC
2. Mr. Gary Jaeb - Chairman, NWTHC Board of Directors
3. Mr. Tom Owlijoot

Public Hearing

1. Honourable Gordon Wray - MLA, Kivallivik
2. Mayor Michael Amarook
3. Ms. Martha Noah
4. Mr. Emile Oklaga - Director of Housing Association
5. Ms. Vera Pudnak - Director of Housing Association
6. Mr. Michael Haqpi - Secretary Manager for Housing Association
7. Mr. Norman Attungala, Chairman of Housing Association
8. Mr. Joseph Scottie - Fire Chief
9. Mr. Simon Tookoomie
10. Ms. Elizabeth Oovayuk
11. Mr. John Narkyanerk
12. Ms. Sally Ikuutaq - Director of Housing Association

Rankin Inlet - October 10, 1984

Meeting with Housing Corporation

1. Honourable Gordon Wray - Minister Responsible for NWTHC
2. Mr. Hal Logsdon
3. Mr. Victor Irving

Meeting With Housing Corporation District Office

1. Mr. Ralph Cain
2. Mr. Brian Hebert - Program Officer

Public Hearing

1. Deputy Mayor Henry Kablalik
2. Mr. Jim Cameron
3. Mr. John Todd
4. Mr. Michael Kusugak
5. Mrs. Sandra Kusugak
6. Mr. Tim Ramey - Local Fire Chief
7. Mr. Bill Gawor
8. Mrs. Nicole Anawak - Vice-Person, Housing Association

SPECIAL COMMITTEE ON HOUSING

WRITTEN SUBMISSIONS

Submitted By	Date
Don Antoine of Fort Simpson, N.W.T.	May, 1982
Trudie Pettersson of Inuvik, N.W.T.	March 28, 1984
Treeline Planning Services Ltd., Yellowknife, N.W.T.	March 29, 1984
Honourable Dennis G.Patterson, Minister of Education Status of Women, Aboriginal Rights and Constitutional Development	April 11, 1984
Igloolik Housing Association	May 4, 1984
Margaret McGee, Research Associate, Arctic Institute of North America, The University of Calgary	May 7, 1984
Central Arctic Area Council, Cambridge Bay, N.W.T.	May 9, 1984
Norman Wells Housing Association	May 28, 1984
Igloolik Housing Association	May 30, 1984
Elijah Erkloo, MLA Foxe Basin	June 5, 1984
Minutes of Baffin Regional Council submitted by Iola Meteq, Speaker of Baffin Council of Pangnirtung, N.W.T.	June 11, 1984
Donna Bell of Frobisher Bay, N.W.T.	June 12, 1984
Roger Cousins of Frobisher Bay, N.W.T.	June 13, 1984
W.A.M.G. Mackenzie of Frobisher Bay, N.W.T.	June 13, 1984
Communitas Incorporated of Edmonton, Alberta	June, 1984
Comments and Information by Andrew Johnson of Lake Harbour, N.W.T.	June 14, 1984
Municipality of Lake Harbour, N.W.T.	June 14, 1984
NWT Housing Corporation of Frobisher Bay, N.W.T.	June 22, 1984
Inuit Non-Profit Housing Corporation of Ottawa, Ontario	June 27, 1984
Fort Good Hope Community Council	July 10, 1984
Tuktoyaktuk Housing Association	July 13, 1984

Submitted By	Date
Dene/Metis Council of Aklavik, N.W.T.	July 18, 1984
Letter from Agrena Arctic Ltd. (Wholesale Supply Co.) of Peterborough, Ontario	July 19, 1984
N.W.T. Housing Corporation of Yellowknife, N.W.T (regarding Rae Edzo Housing)	
Michael Ballantyne, MLA for Yellowknife North	
Tom Makpeace of Fort Smith, N.W.T.	Aug. 10, 1984
Victor L. Marie of Fort Smith, N.W.T.	Aug. 10, 1984
Patsy Casaway of Norman Wells, N.W.T.	Aug. 12, 1984
Betty Menicoçhe of Hay River, N.W.T.	Aug. 13, 1984
Fort Simpson Housing Association,	Aug. 14, 1984
Rae Dene Band and the Hamlet of Rae/Edzo	Aug. 14, 1984
Sam Gargan, M.L.A. for Deh Cho	Aug. 17, 1984
Hay River Band Council	Aug. 23, 1984
Jeff Gardiner of Inuvik, N.W.T.	Aug. 28, 1984
N.W.T. Metis Association	Aug. 29, 1984
The Yellowknife Association of Concerned Citizens for Seniors (a.k.a.. YACCS), Yellowknife, N.W.T.	Sept. 11, 1984
Mayor Donald G. Sian of Yellowknife, N.W.T.	Sept. 11, 1984
Yellowknife Housing Authority, Yellowknife, N.W.T.	Sept. 11, 1984
Fort Good Hope and Fort Resolution Dene Band Councils	
Mayor Edna Elias of Coppermine, N.W.T.	Sept. 17, 1984
Mayor Steve Alookee of Spence Bay, N.W.T.	Sept. 19, 1984
Pelly Bay Housing Association	Sept. 20, 1984
N.W.T.H.C. District Office, Frobisher Bay, N.W.T., re: Pond Inlet	Sept. 20, 1984
Dave McCann of Treeline Planning Services Ltd., of Yellowknife, N.W.T.	Sept. 21, 1984
N.W.T. Advisory Council on the Status of Women,	Oct. 9, 1984

Submitted By	Date
Honourable Gordon Wray, Minister Responsible for the NWT Housing Corporation	Oct. 9, 1984
Bill Gawor, Sappujjijit Friendship Centre of Rankin Inlet, N.W.T.	Oct. 10, 1984
Energy Mines & Resources Canada, Yellowknife, N.W.T.	Oct. 11, 1984
Gerry Cheezie, Dene National Office, "A Model for Housing Delivery in Denendeh"	Oct. 14, 1984
Arctic House Community Residential Centre, Yellowknife, N.W.T.	Oct. 16, 1984
Combined Councils Rae Dene Band/Hamlet of Rae-Edzo	Oct. 16, 1984
Tasiurqtit Housing Association, Whale Cove, N.W.T.	Oct. 19, 1984
NWT Council for the Disabled, Yellowknife, N.W.T.	Oct. 22, 1984
Levinia Brown of Rankin Inlet	Oct. 25, 1984